



# LEGISLATIVE COVER MEMO

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**Introduction:** September 15, 2025

**Agenda Item:** **Resolution 2025-56**

DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW.

**Submitted by:** Karisa Steed, Assistant City Manager/Econ. Development

**Scope/Description:** In April of 2023, City Council approved the establishment of the Franklin New Community Authority (the “NCA”), pursuant to City Ordinance 2023-10. Consistent with the City’s approach to direct new development projects through the NCA, the application (“Application”) attached to this Resolution as Exhibit A is being submitted by the Property Option Holder for real property located within the City on 5764 Shaker Road and identified by parcel identification number 0835200001. By adding the property to the NCA, the developer will benefit by being able to be reimbursed for a portion of certain costs it is committing to infrastructure improvements to such property that otherwise would have been needed to be constructed by the City. Additionally, the Application amends the Petition as previously approved by the City to include the new property and to allow the voluntary imposition of community development charges on the property.

**Budget Impact:** None.

**Exhibits:** Exhibit A: Application to Add Property to the Franklin New Community Authority District and to Amend the Petition for Establishment of the Franklin New Community Authority as a New Community Authority Under Chapter 349 of the Ohio Revised Code

**Recommendation:** Approval

CITY OF FRANKLIN, OHIO  
RESOLUTION 2025-56

DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW.

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, on March 6, 2023, a petition (the “Petition”) for the establishment of the Franklin New Community Authority (the “Authority”) was filed with the Clerk of Council of the City of Franklin, Ohio (the “Council”), as “organizational board of commissioners” within the meaning of R.C. Section 349.01(F)(3) by the City of Franklin, Ohio (the “City”) in its capacity as statutory developer of the Authority under R.C. Section 349.01(E) (the “Statutory Developer”), which Petition the Council approved on April 17, 2023, pursuant to Ordinance Number 2023-10; and

WHEREAS, the Petition described the boundaries of the related new community district (the “District”); and

WHEREAS, on September 11, 2025, the Statutory Developer, together with Forestar (USA) Real Estate Group Inc., the holder of an option to purchase that certain Additional Property (Shaker Farms Development Site) (the “Property Option Holder”), filed an application (the “Application”) with this Council requesting that certain parcels of real property identified therein as the Additional Property (Shaker Farms Development Site) be added to the District; and

WHEREAS, with respect to the Application, the City is the only City that can be defined as a “proximate city,” as that term is defined in R.C. Section 349.01(M); this Council, as the organizational board of commissioners for the District, is the legislative authority of the only “proximate city”; pursuant to R.C. Section 349.03; and, therefore, the City is not required to approve or sign the Application as a “proximate city” prior to the approval of the Application by this Council; and

WHEREAS, the Application further provides that the addition of such real property will be conducive to the public health, safety, convenience and welfare of the District, will be consistent with the development of the District, and will not jeopardize the plan of development of the District; and, because the Developer is a municipal corporation, the Developer is not required to own or control all of the Additional Property (Shaker Farms Development Site) in connection with the addition of the Additional Property (Shaker Farms Development Site) to the District; and

WHEREAS, pursuant to R.C. Section 349.03(A), this Council, as the organizational board of commissioners for the determination of the sufficiency of the Application, upon finding the Application sufficient and in compliance with the required statutory requirements, must fix a time and place for a public hearing on the Application; and

WHEREAS, pursuant to R.C. Section 349.03(A), if determined to be sufficient, this Council shall hold the public hearing not less than thirty (30) days nor more than forty-five (45) days from the date the Application was filed by the Developer with this Council; and

WHEREAS, pursuant to R.C. Section 349.03(A), the Clerk of Council shall give notice of the public hearing on the Application by publication once each week for three consecutive weeks in a newspaper of general circulation prior to the hearing date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Franklin, Warren County, Ohio, that:

Section 1. Sufficiency of Application. Council finds and determines that the Application complies with the requirements of R.C. Section 349.03 as to form and substance.

Section 2. Pursuant to R.C. Section 349.03, this Council hereby determines to hold a hearing on the Application on October 20, 2025 at the chambers of the City Council, One Benjamin Franklin Way, Franklin, Ohio 45005, at 5:30 p.m., and this Council hereby authorizes the City Manager to cause notice of the hearing to be published once a week for three consecutive weeks, or as provided in R.C. Section 7.16, in a newspaper of general circulation within Warren County, Ohio, pursuant to R.C. Section 349.03(A).

Section 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including R.C. Section 121.22.

ADOPTED: September 15, 2025

ATTEST: \_\_\_\_\_  
Khristi Dunn, Clerk of Council

APPROVED: \_\_\_\_\_  
Brent Centers, Mayor

#### CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on September 15, 2025.

\_\_\_\_\_  
Khristi Dunn, Clerk of Council

**Exhibit A**

**Application to Add Property to the Franklin New Community Authority District and to Amend  
the Petition for Establishment of the Franklin New Community Authority as a New Community  
Authority Under Chapter 349 of the Ohio Revised Code**

*(See attached.)*



BEFORE THE CITY COUNCIL OF THE CITY OF FRANKLIN, OHIO

APPLICATION TO ADD PROPERTY TO THE FRANKLIN NEW COMMUNITY  
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF  
THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY  
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Submitted by:

CITY OF FRANKLIN, OHIO

As the Developer

BEFORE THE CITY COUNCIL OF THE CITY  
OF FRANKLIN, OHIO

APPLICATION TO ADD PROPERTY TO THE FRANKLIN NEW COMMUNITY  
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF  
THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY  
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Pursuant to Section 349.04(B) of the Ohio Revised Code, the City of Franklin, Ohio (the “Developer”) hereby applies to add property to the Franklin New Community Authority District (as constituted as of the date of this application, the “Original District,” and as altered by the approval of this application, the “District”), and to amend the petition for establishment of the Franklin New Community Authority (the “Authority”), a new community authority established under and operating pursuant to Chapter 349 of the Ohio Revised Code (the “Act”), filed with the Clerk of the City Council (the “Council”) of the City of Franklin, Ohio (the “City”), as organizational board of commissioners under Chapter 349 of the Ohio Revised Code, on March 6, 2023 (the “Original Petition” and as amended by approval of this Application, and as may be supplemented or amended by subsequent petitions or applications to add property, from time to time, the “Petition”). The Council approved the Petition by its Ordinance Number 2023-10 dated April 17, 2023, establishing the Original District and the Authority, as amended by Ordinance Number 2024-45 dated July 29, 2024.

Forestar (USA) Real Estate Group Inc. (the “Option Holder”), is the holder of an option to purchase the real property to be added to the District by this application (the “Application”).

As authorized by Ohio Revised Code Section 349.03, the Developer now seeks approval from the Council to add certain real property described below to the District and to amend the Original Petition as necessary to accomplish the same, all pursuant to this Application. To that end, with respect to the real property at issue in this Application, the Developer hereby applies as follows:

1. Additional Property (Shaker Farms Development Site). The Option Holder seeks the addition to the District of certain real property consisting of approximately 107.403 acres in the City (the “Additional Property (Shaker Farms Development Site)”), which Additional Property (Shaker Farms Development Site) is identified in the records of the Warren County Auditor at the time of this Application being parcel identification no. 0835200001, and as described more particularly in the legal description attached hereto as Exhibit A and as depicted in the map attached hereto as Exhibit B, which identifies the location of the Additional Property (Shaker Farms Development Site) and outlines the initial plan of development for the Additional Property (Shaker Farms Development Site), the Additional Property (Shaker Farms Development Site) is generally situated at 5764 Shaker Road, Franklin, Ohio 45005. The Option Holder has an option to purchase the Additional Property (Shaker Farms Development Site) as evidenced by that certain assignment of real estate purchase contract executed by and between Cap 5 Development, LLC and Option Holder on November 6, 2024. The Option Holder hereby confirms that the addition of the Additional Property (Shaker Farms Development Site) will be

conducive to the public health, safety, and convenience and welfare, will be consistent with the development of the District, and will further the plan of development for the District.

2. Zoning. The Additional Property (Shaker Farms Development Site) is zoned R-2 “Metropolitan Residential”, which designation will foster the necessary comprehensive development of the Additional Property (Shaker Farms Development Site) and the District into moderate-density, single-family residential use. The Council approved said zoning designation with respect to the Property on July 29, 2024. The zoning designation for the Additional Property (Shaker Farms Development Site) is consistent with the approved zoning designation of the Property. The Option Holder has submitted a Planned Unit Development (PUD) Application and a Preliminary Development Plan for the Additional Property (Shaker Farms Development Site) to the City (the “PUD and Preliminary Plan Submission”). The Franklin City Planning Commission, at its July 10, 2024 meeting, voted to make a recommendation to the City for approval of the PUD and Preliminary Plan Submission. Pursuant to City Resolution 24-17, adopted by City Council on July 29, 2024, the City accepted the Franklin City Planning Commission’s recommendation and approved the PUD and Preliminary Plan Submission. A copy of the Council’s zoning resolution appears as Exhibit C hereto. A copy of Resolution 24-17 appears as Exhibit C1 hereto. A copy of the PUD and Preliminary Plan Submission appears as Exhibit C2 hereto. The Option Holder has submitted a “Final Development Plan” to the City for approval, and any such Final Development Plan approved by the City shall be understood as part of the overall zoning applicable to the Additional Property (Shaker Farms Development Site).
3. Development Plan. The Option Holder plans to provide for the construction of single-family residential development project, in multiple phases, together with necessary appurtenances related thereto on approximately 107.403 acres of the Additional Property (Shaker Farms Development Site). Consistent with the overall plan for the District, the Option Holder will provide for the District certain improvements constituting “community facilities” under the Act, including certain Community Facilities (as defined in the Petition) in support of the Additional Property (Shaker Farms Development Site). Exhibit D hereto provides additional details regarding the development plan and anticipated improvements to the Additional Property (Shaker Farms Development Site). As part of the development of the Additional Property (Shaker Farms Development Site), the Option Holder has secured the rights to an underground sanitary sewer easement with an adjacent property owner to connect the Additional Property (Shaker Farms Development Site) to an existing sanitary sewer line operated by the City. By the City’s consent, as Developer, to the submission of this Application, the City agrees that the City will require no additional property rights acquisition in order to accept dedication of the sanitary sewer once constructed in accordance with all applicable standards for acceptance of publicly dedicated utilities.
4. Community Development Charge. The Option Holder proposes to pay the costs of the Community Facilities through the levy and collection of (i) an Abatement Replacement Charge (as defined in Exhibit F of the Original Petition, as amended by City Resolution 24-45 adopted by the City on July 29, 2024) and (ii) a 5.0-mill community development charge as an Additional Charge (as also defined in Exhibit F of the Original Petition, as amended by City Resolution 24-45 adopted by the City on July 29, 2024). All Community

Development Charges shall be paid by owners of real property within the Property pursuant to Ohio Revised Code Section 349.07 and the Declaration of Covenants and Restrictions for the Authority (the “Original Declaration”), and as may be supplemented, or amended from time to time as to the Property, including the Additional Property (Shaker Farms Development Site), by the recording of an additional declaration of covenants and restrictions for the Authority (and as to each such supplemented or amended declaration, each a “Supplemental Declaration,” together with all such Supplemental Declarations and the Original Declaration, the “Declaration”). Consistent with the Declaration, the community development charges with respect to any parcel within the District, including the Additional Property (Shaker Farms Development Site), is chargeable and may be assessed by the Authority if a structure or building is located on a parcel and is not owned, leased, or otherwise controlled by a governmental entity provided that the governmental entity’s use of the land, building, structure or improvement is exempt from real estate taxation under the laws of the State of Ohio. For years 1 through 10, The Abatement Replacement Charge revenues generated from the Additional Property (Shaker Farms Development Site) (the “Assigned Revenues”) will be pledged as security for the repayment of bonds issued to finance the installation of public infrastructure intended to prepare the Additional Property (Shaker Farms Development Site) for subsequent residential development (the Shaker Farms Community Facilities, defined in Exhibit D to this Application). In years 11 through 15, the Abatement Replacement Charge shall be retained by the District to be utilized for such “Authorized Purposes” as defined in, and in accordance with, the Declaration. The remaining Community Development Charges generated from the Additional Property (Shaker Farms Development Site) that do not constitute Assigned Revenues shall be allocated in accordance with the Original Petition.

5. Economic Feasibility. The preliminary economic feasibility analysis for the District, including the area development pattern and demand, location and territory size, present and future socio-economic conditions, public services provision, financial plan, and the Developer’s management capability, are attached to the Application as Exhibit B (Development Map), Exhibit D (Development Program), Exhibit E (demographic information for the City of Franklin, Ohio), Exhibit F (Information about Developer), and Exhibit G (Environmental Compliance).
6. Environmental Compliance. The Authority, the City, and the Option Holder shall comply with all applicable environmental laws and regulations with respect to the District. To the knowledge of the City and the Option Holder, the District does not include any conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances or petroleum products in conjunction with the District, except as applicable to the Additional Property (Shaker Farms Development Site). Option Holder shall comply with all applicable environmental laws and regulations. As evidenced of such anticipated compliance by the Option Holder, the Phase I Environmental Site Assessment relating to the Additional Property (Shaker Farms Development Site) is attached to this Application as Exhibit G.
7. Amendments to Petition. For purposes of this Application, the Petition is hereby amended to include the Additional Property (Shaker Farms Development Site) within the District. The Additional Property (Shaker Farms Development Site) will be made subject to the

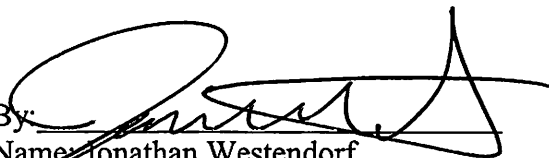
existing Declaration, and a Supplemental Declaration will be recorded by the Option Holder to implement the provisions of the Petition as amended by this Application, applicable to the Additional Property (Shaker Farms Development Site).

8. Approvals. For the purposes of the establishment of the Authority as well as the expansion of the District, the City of Franklin, Ohio is the only city that can be defined as a “proximate city” as that term is defined in Ohio Revised Code Section 349.01(M).
9. Exhibits. Attached Exhibits A, B, C, C1, C2, D, E, F, and G, and Attachment 1 are part of this Application, and the Petition and the exhibits thereto are incorporated herein as part of this Application.
10. Definitions. Words and terms not defined herein shall have the meanings given in Ohio Revised Code Section 349.01, unless context requires a different meaning.

The Developer consents to the addition of the Additional Property (Shaker Farms Development Site) as provided by this Application and the amendment of the Petition as provided by this Application, and the Developer waives its right to object to the addition of such territory as provided in Section 349.03(B) of the Ohio Revised Code. Therefore, the Developer hereby requests the Council, as the organizational board of commissioners, as that term is used in Ohio Revised Code Section 349.03, to determine that this Application complies as to form and substance with the requirements of Ohio Revised Code Section 349.03 and further requests that the Council fix the time and place of a hearing on this Application. Pursuant to Ohio Revised Code Section 349.03(A), that hearing must be held not less than thirty, nor more than forty-five days after the filing of this Application with the Clerk of the Council. This Application is filed with the Clerk of the Council this 11th day of September, 2025.

Respectfully submitted,

THE CITY OF FRANKLIN, OHIO

By:   
Name: Jonathan Westendorf  
Title: City Manager

State of Ohio :  
County of Warren : ss

The foregoing instrument was acknowledged before me this 30 day of June, 2025 by Jonathan Westendorf, the City Manager of the City of Franklin, Ohio, an Ohio municipal corporation, on behalf of the City of Franklin, Ohio.

  
Notary Public



KHRISTIAN DUNN  
NOTARY PUBLIC - OHIO  
WARREN COUNTY  
MY COMMISSION EXPIRES: 12/21/2025

This Instrument was prepared by:

J. Caleb Bell, Esq.  
Bricker Graydon LLP  
100 South Third Street  
Columbus, Ohio 43215  
(614) 227-2300

The Option Holder consents to the addition of the Additional Property (Shaker Farms Development Site) as provided by this Application and the amendment of the Petition as provided by this Application.

**Forestar (USA) Real Estate Group Inc.,  
as Option Holder**

By: [Signature]  
Name: Mark Connor  
Title: Division President

State of Ohio :  
County of Hamilton : SS

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2025 by Mark Connor of Forestar (USA) Real Estate Group Inc., a Delaware corporation, on behalf of the corporation.

[Signature]  
Notary Public



This Instrument was prepared by

J. Caleb Bell, Esq.  
Bricker Graydon LLP  
100 South Third Street  
Columbus, Ohio 43215  
(614) 227-2300

## **EXHIBIT A**

### **Legal Description**

The attached legal descriptions (Description #1, Description #2, Description #3, Description #4, and Description #5) collectively describe the Additional Property (Shaker Farms Development Site) to be added to the Authority pursuant to this Application.

*(See attached.)*



## Description #1

### **Description Containing 27.5349 Acres**

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the north line of said Section 35 and the south line of said 91.2554-acre Bunnell Hill Development parcel, North 86°45'16" West, a distance of 989.41 feet to the **TRUE POINT OF BEGINNING**;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **South 03°33'35" West**, a distance of **70.83 feet** to a point;
- **South 86°30'41" East**, a distance of **35.64 feet** to a point;
- **South 46°44'32" East**, a distance of **69.38 feet** to a point;
- **South 20°05'04" East**, a distance of **79.90 feet** to a point;
- **South 03°15'39" West**, a distance of **76.92 feet** to a point;
- **South 18°32'15" West**, a distance of **129.40 feet** to a point;
- **South 03°33'35" West**, a distance of **10.00 feet** to a point;
- **South 86°26'25" East**, a distance of **140.21 feet** to a point;
- **South 16°34'15" East**, a distance of **356.40 feet** to a point;
- **South 72°30'55" East**, a distance of **177.24 feet** to a point;
- **South 88°37'50" West**, a distance of **68.25 feet** to a point;
- **South 54°33'55" West**, a distance of **203.73 feet** to a point;
- **South 35°26'05" East**, a distance of **29.67 feet** to a point;
- **South 54°33'55" West**, a distance of **305.00 feet** to a point;
- **South 35°26'05" East**, a distance of **150.00 feet** to a point;
- **South 54°33'55" West**, a distance of **19.05 feet** to a point;
- **South 35°26'05" East**, a distance of **155.00 feet** to a point;
- **South 54°33'55" West**, a distance of **397.40 feet** to a point;
- **South 74°08'18" West**, a distance of **86.21 feet** to a point;
- **North 86°26'25" West**, a distance of **157.14 feet** to a point;
- **South 03°33'55" West**, a distance of **10.00 feet** to a point;
- along a tangent curve to the left, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing South 41°26'25" East, a distance of 28.28 feet to a point;
- **South 03°33'55" West**, a distance of **40.00 feet** to a point in the centerline of Manchester Road;

Thence along said centerline of Manchester Road, **North 86°26'25" West**, a distance of **90.00 feet** to a point;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **North 03°33'35" East**, a distance of **40.00 feet** to a point;
- along a non-tangent curve to the left, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing North 48°33'35" East, a distance of 28.28 feet to a point;
- **North 03°33'35" East**, a distance of **6.75 feet** to a point;
- **North 86°26'25" West**, a distance of **80.00 feet** to a point;
- **North 03°33'35" East**, a distance of **155.00 feet** to a point;
- **North 86°26'25" West**, a distance of **18.57 feet** to a point;
- **North 03°33'35" East**, a distance of **155.00 feet** to a point;
- **North 86°26'25" West**, a distance of **43.98 feet** to a point;
- **North 06°44'43" West**, a distance of **271.78 feet** to a point;
- **North 86°26'25" West**, a distance of **8.84 feet** to a point;
- **North 03°33'35" East**, a distance of **157.60 feet** to a point;
- **South 86°26'25" East**, distance of **5.00 feet** to a point;
- **North 03°33'35" East**, a distance of **690.00 feet** to a point;
- **North 86°26'25" West**, a distance of **158.60 feet** to a point;
- **North 03°33'35" East**, a distance of **155.06 feet** to a point;
- **North 03°14'44" East**, a distance of **73.66 feet** to a point in the aforementioned north line of Section 35 and the south line of aforementioned 91.2554-acre Bunnell Hill Development parcel;



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Farms\Project Files\CESO\05-SURVEY\Documents\759884 District 1 Description.docx  
4/11/2025

Thence along said north line of Section 35, the south line of 91.2554-acre Bunnell Hill Development parcel, and the south line of a 0.9183 acre parcel conveyed to the City of Franklin as recorded in Deed Book 4702, Page 722, **South 86°45'16" East**, distance of **695.99 feet** to the **TRUE POINT OF BEGINNING**.

Containing 27.5349 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.



759884 District 1 Description.docx  
4/11/2025

## Description #2

### **Description** **Containing 41.5361 Acres**

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the north line of said Section 35 and the south line of said 91.2554-acre Bunnell Hill Development parcel, North 86°45'16" West, a distance of 1804.40 feet to the **TRUE POINT OF BEGINNING**;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **South 03°14'44" West**, a distance of **73.02 feet** to a point;
- **South 03°33'35" West**, a distance of **155.05 feet** to a point;
- **North 86°26'25" West**, a distance of **42.40 feet** to a point;
- **South 03°33'35" West**, a distance of **595.00 feet** to a point;
- **South 86°26'25" East**, a distance of **320.00 feet** to a point;
- **South 03°33'35" West**, a distance of **95.00 feet** to a point;
- **North 86°26'25" West**, a distance of **5.00 feet** to a point;
- **South 03°33'35" West**, a distance of **157.60 feet** to a point;
- **South 86°26'25" East**, a distance of **8.84 feet** to a point;
- **South 06°44'43" East**, a distance of **271.78 feet** to a point;
- **North 86°26'25" West**, a distance of **96.02 feet** to a point;
- **North 69°24'08" West**, a distance of **260.53 feet** to a point;
- **South 70°25'01" West**, a distance of **135.50 feet** to a point;
- **South 31°10'04" West**, a distance of **135.50 feet** to a point;
- **South 08°04'54" East**, a distance of **135.50 feet** to a point;
- **South 47°19'51" East**, a distance of **127.31 feet** to a point;
- **South 86°26'25" East**, a distance of **6548.92 feet** to a point;
- **South 03°33'35" West**, a distance of **6.75 feet** to a point;
- along a tangent curve to the right, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing South 48°33'35" West, a distance of 28.28 feet to a point;
- **South 03°33'35" West**, a distance of **40.00 feet** to a point in the centerline of Manchester Road and the north line of a 121.2592 acre parcel conveyed to Robi-Mont Farms LLC as recorded in Deed Book 5365, Page 165;

Thence along said north centerline of Manchester Road and north line of 121.2592 acre Robi-Mont Farms LLC parcel, **North 86°26'25" West**, a distance of **1322.81 feet** to a found mag nail in the centerline of Shaker Road and the easterly line of a 5.027 acre parcel conveyed to Danny N. and Jennifer N. Kingsley as recorded in Deed Volume 4926, Page 20;

Thence along said centerline of Shaker Road and easterly line of said 5.027 acre parcel, **North 23°09'39" West**, a distance of **360.53 feet** to a found 5/8" iron pin with no cap in the easterly line of a 24.0847 acre parcel conveyed to Steven F. Wertz, Trustee as recorded in Official Record 2019-029387;

Thence continuing along said centerline of Shaker Road, along the easterly line of said 24.0847 acre parcel, and along the easterly line of Willabeth Subdivision as recorded in Plat Book 3, Page 32, **North 05°03'44" East**, a distance of **1392.82 feet** to a set 5/8" iron pin at the northeast corner of said Willabeth Subdivision, and in the aforementioned north line of said Section 35 and the south line of said 91.2554-acre Bunnell Hill Development parcel;

Thence along said north line of Section 35 and the south line of 91.2554-acre Bunnell Hill Development parcel, **South 86°45'16" East**, a distance of **995.41 feet** to the **TRUE POINT OF BEGINNING**.

Containing 41.5361 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.

## Description #3

### **Description** **Containing 16.0479 Acres**

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the east line of said Section 35, the west line of said Lot 3 of Franklin Business Park Two Section One, and the west line of Lot 4 of Franklin Business Park Two Section One, South 05°57'39" West, a distance of 836.08 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along the east line of Section 35, the west line of Lot 4 of Frankling Business Park Two Section One, and the west line of a 8.721 acre parcel conveyed to Neil and Janet Amy Hoffman as recorded in Deed Book 946, Page 787, **South 05°57'39" West**, a distance of **895.16 feet** to a found 5/8" iron pin with no cap in the centerline of Manchester Road, said point being at the northwest corner of a 1.17 acre parcel conveyed to Matthew and Tiffani Sullivan as recorded in Official record 2021-029485, and the northeast corner of a 121.2592 acre parcel conveyed to Robi-Mont Farms LLC as recorded in Deed Book 5365, Page 165;

Thence along the centerline of Manchester Road and the north line of said 121.2592 acre Robi-Mont Farms LLC parcel, **North 86°26'25" West**, a distance of **1188.84 feet** to a point;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **North 03°33'35" East**, a distance of **40.00 feet** to a point;
- along a non-tangent curve to the right, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing North 41°26'25" West, a distance of 28.28 feet to a point;
- **North 03°33'35" East**, a distance of **10.00 feet** to a point;
- **South 86°26'25" East**, a distance of **157.14 feet** to a point;
- **North 74°08'18" East**, a distance of **86.21 feet** to a point;
- **North 54°33'55" East**, a distance of **397.40 feet** to a point;
- **North 35°26'05" West**, a distance of **155.00 feet** to a point;
- **North 54°33'55" East**, a distance of **19.05 feet** to a point;
- **North 35°26'05" West**, a distance of **150.00 feet** to a point;
- **North 54°33'55" East**, a distance of **305.00 feet** to a point;
- **North 35°26'05" West**, a distance of **29.67 feet** to a point;
- **North 54°33'55" East**, a distance of **203.73 feet** to a point;
- **North 88°37'50" East**, a distance of **68.25 feet** to a point;
- **South 72°30'55" East**, a distance of **95.04 feet** to a point;
- **South 36°37'05" East**, a distance of **135.61 feet** to a point;
- **South 06°05'44" West**, a distance of **135.58 feet** to a point;
- **North 55°03'17" East**, a distance of **309.06 feet** to a point;
- **North 46°24'13" East**, a distance of **23.31 feet** to the **TRUE POINT OF BEGINNING**.

Containing 16.0479 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.



## Description #4

### **Description Containing 4.2927 Acres**

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the east line of said Section 35, the west line of said Lot 3 of Franklin Business Park Two Section One, and the west line of Lot 4 of Franklin Business Park Two Section One, and the west line of a 8.721 acre parcel conveyed to Neil and Janet Amy Hoffman as recorded in Deed Book 946, Page 787, South 05°57'39" West, a distance of 1731.25 feet to a found 5/8" iron pin with no cap in the centerline of Manchester Road, said point being at the northwest corner of a 1.17 acre parcel conveyed to Matthew and Tiffani Sullivan as recorded in Official record 2021-029485, and the northeast corner of a 121.2592 acre parcel conveyed to Robi-Mont Farms LLC as recorded in Deed Book 5365, Page 165;

Thence along the centerline of Manchester Road and the north line of said 121.2592 acre Robi-Mont Farms LLC parcel, North 86°26'25" West, a distance of 1338.84 feet to a point;

Thence through aforementioned 109 acre Werline parcel, North 03°33'35" East, a distance of 66.75 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing through said 109 acre Werline parcel for the following courses:

**North 86°26'25" West**, a distance of **548.92 feet** to a point;  
**North 47°19'51" West**, a distance of **127.31 feet** to a point;  
**North 08°04'54" West**, a distance of **135.50 feet** to a point;  
**North 31°10'04" East**, a distance of **135.50 feet** to a point;  
**North 70°25'01" East**, a distance of **135.50 feet** to a point;  
**South 69°24'08" East**, a distance of **260.53 feet** to a point;  
**South 86°26'25" East**, a distance of **140.00 feet** to a point;  
**South 03°33'35" West**, a distance of **155.00 feet** to a point;  
**South 86°26'25" East**, a distance of **18.57 feet** to a point;  
**South 03°33'35" West**, a distance of **155.00 feet** to the **TRUE POINT OF BEGINNING**.

Containing 4.2927 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.

## Description #5

### **Description Containing 4.9949 Acres**

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the north line of said Section 35, the south line of said 91.2554-acre Bunnell Hill Development parcel, and the south line of a 0.9183 acre parcel conveyed to the City of Franklin as recorded in Deed Book 4702, Page 722, North 86°45'16" West, a distance of 1685.40 feet to the **TRUE POINT OF BEGINNING**;

Thence through the aforementioned 109 acre Werline parcel for the following courses:

**South 03°14'44" West**, a distance of **73.66 feet** to a point;  
**South 03°33'35" West**, a distance of **155.06 feet** to a point;  
**South 86°26'25" East**, a distance of **158.60 feet** to a point;  
**South 03°33'35" West**, a distance of **690.00 feet** to a point;  
**North 86°26'25" West**, a distance of **320.00 feet** to a point;  
**North 03°33'35" East**, a distance of **595.00 feet** to a point;  
**South 86°26'25" East**, a distance of **42.40 feet** to a point;  
**North 03°33'35" East**, a distance of **155.05 feet** to a point;  
**North 03°14'44" East**, a distance of **73.02 feet** to a point in the north line of aforementioned Section 35, and the south line of aforementioned 91.2554-acre Bunnell Hill Development parcel;

Thence along the north line of said Section 35, the south line of said 91.2554-acre Bunnell Hill Development parcel, **South 86°45'16" East**, a distance of **119.00 feet** to the **TRUE POINT OF BEGINNING**.

Containing 4.9949 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.

## **EXHIBIT B**

### **Map**

The attached map shows the location of the Additional Property (Shaker Farms Development Site) outlined in **blue**.

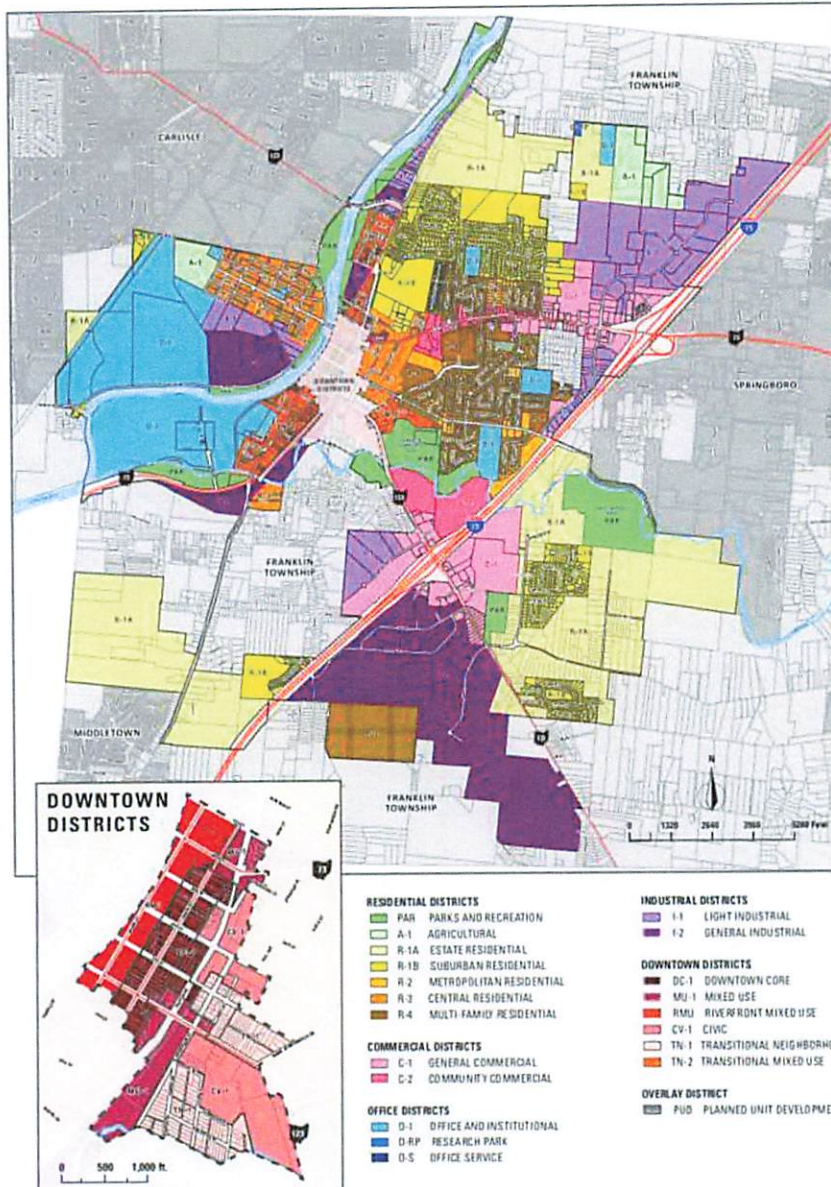




**EXHIBIT C**  
**City of Franklin, Ohio Zoning**

**CITY OF FRANKLIN**  
**OFFICIAL ZONING MAP**

Ordinance 2025-04  
Passed: 03/05/2025  
Effective Date: 03/05/2025



I hereby certify that the preceding presents the applicable zoning regulations with respect to the Additional Property (Shaker Farms Development Site), as set forth in the City of Franklin Zoning Map, effective March 5, 2025.

*Kristi Dunn*  
Clerk of Council  
City of Franklin, Ohio

**EXHIBIT C1**  
**City Resolution 24-17 – Approving PUD Overlay and Preliminary Plan Submission**

*(See attached.)*

CITY OF FRANKLIN, OHIO  
ORDINANCE 2025-17

**APPROVING THE FINAL DEVELOPMENT PLAN FOR PHASES 1-3 OF THE  
SHAKER FARMS RESIDENTIAL DEVELOPMENT**

WHEREAS, on July 29, 2024, City Council passed Ordinance 2024-18, which approved a Planned Unit Development Application and Preliminary Development Plan submitted on behalf of Forestar (USA) Real Estate Group, Inc. (the “Developer”), to allow for the construction of a new residential development across a 109.5-acre parcel of real property located at 5764 Shaker Road, Franklin, Ohio 45005 (the “Development”);

WHEREAS, on July 9, 2025, Planning Commission considered an application submitted on behalf of the Developer, seeking Final Development Plan approval for the first three (3) phases of construction in the Development (a copy of the Final Development Plan is attached as Exhibit A to this Ordinance);

WHEREAS, Planning Commission recommended that Council approve the Final Development Plan, subject to certain conditions (a copy of Planning Commission’s final Action Letter detailing its recommendation is attached as Exhibit B to this Ordinance);

WHEREAS, City Council considered the Developer’s Final Development Plan application, and Planning Commission’s recommendation on the same, during a public hearing held on August 4, 2025; and

WHEREAS, City Council finds that the Final Development Plan, as conditionally approved in accordance with Planning Commission’s recommendation, satisfies all applicable general and specific standards set forth in Sections 1109.05 and 1115.05 of the City of Franklin Unified Development Ordinance (the “UDO”), and the Final Development Plan should, therefore, be approved.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. City Council hereby adopts Planning Commission’s recommendation to approve the Final Development Plan, subject to the following conditions:

- (i) The landscaping plan shall be revised to address screening and buffering along Manchester Road, and such revised plan shall be reviewed and approved by staff for consistency with applicable UDO requirements;
- (ii) Final street names for streets located within the Final Development Plan site shall be reviewed and approved by the City Engineer; and
- (iii) The Developer shall prepare and execute a declaration of covenants setting forth terms and conditions governing the architectural, design, size, and other physical requirements applicable to all dwelling units to be constructed within the Final Development Plan area, which terms and conditions shall be consistent with the drawings and renderings presented to the City during the preliminary plan stage. The declaration of covenants shall be a document separate and apart from the HOA declaration, expressly state that is made for the benefit of the City of Franklin, and be recorded against all real property which is the subject of the Final Development Plan. City of Franklin zoning staff and the City Manager shall review the declaration, ensure the declaration is fully compliant with this condition, and approve the declaration prior to its recordation. This condition shall be understood to satisfy the requirements set forth in Section 1109.05(k).

Section 2. All City ordinances, or parts thereof, that conflict with this Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Chapter 121 of the Ohio Revised Code, and the Rules of Council.

INTRODUCED: July 21, 2025

ADOPTED: August 4, 2025

ATTEST: Khristi Dunn  
Khristi Dunn, Clerk of Council

APPROVED: Brent W. Centers  
Brent Centers, Mayor

**CERTIFICATE**

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2025-17 passed by City Council on August 4, 2025.

Khristi Dunn  
Khristi Dunn, Clerk of Council

**APPROVED AS TO FORM:**

Ben Yoder  
Ben Yoder, Law Director

**EXHIBIT C2**  
**PUD and Final Plan Application Submission**

*(See attached.)*

*Legal Counsel.*

DINSMORE & SHOHL LLP  
255 E. Fifth St., Suite 1900  
Cincinnati, OH 45202  
www.dinsmore.com

Michael A. Huber  
(513) 639-9212 (direct) · (513) 977-8141 (fax)  
Michael.Huber@dinsmore.com



June 16, 2025

**VIA: ELECTRONIC MAIL**

City of Franklin, Ohio  
Building & Zoning Division  
1 Benjamin Franklin Way  
Franklin, OH 45005  
Attn: Christina Barry, PE

RE: Final Development Plan (PC 25-60) and Preliminary Plat (PC 25-61) Applications –  
Shaker Farms

Applicant's Response to City's Engineering Review Letters dated May 13, 2025

Ms. Barry:

I am in receipt of your letters dated May 13, 2025 (collectively, the "Review Letters") containing the City of Franklin's (the "City") comments to Forestar (USA) Real Estate Development Group Inc.'s ("Applicant") initial Final Development Plan (the "FDP") and Preliminary Plat (the "Plat") applications. Applicant is providing this letter ("Forestar's Response") in order to address the comments made by the City in the Review Letters. Enclosed herewith, please find copies of the FDP and the Plat, which have been revised as indicated below.

For purposes of convenience, Forestar's Response will track and respond to the City's comments in the Review Letters in the order set forth therein:

**PC 25-60: Final Development Plan – Shaker Farms, Phases 1, 2 & 3**

1. The FDP and the Plat have been revised to match the City's Construction Standards and Specifications typical section for Local Roads.
2. The street sections and utility layouts have been revised in the FDP and the Plat to meet the City's Standard Construction Drawings and Specifications, aside from storm sewer, which remains primarily under the curb per Applicant's discussion with the City on May 28<sup>th</sup>, 2025.
3. Perimeter sidewalks around amenities and ponds are being constructed as shown on the FDP and the Plat.

**PC 25-61: Preliminary Plat – Shaker Farms**

1. The FDP and the Plat have been revised to reflect Applicant's suggested street names.
2. A homeowner's association will be formed to maintain all open land and recreational spaces associated with the development. Enclosed herewith please find a draft of the Declaration of Covenants, Conditions and Restrictions for the Shaker Farms Homeowner's Association. No fee in lieu of parkland dedication is necessary here, as Applicant is dedicating more than the requisite amount of open space as parkland to the City, as seen in the FDP and the Plat.
3. The width of all public rights-of-way in the development is 50', per Applicant's discussion with the City on May 28<sup>th</sup>, 2025.
4. Except as noted above, sanitary sewers, storm sewers, and watermain have been relocated to comply with the City's Standard Construction Drawings and Specifications.

Please do not hesitate to contact me if there are further questions on the above. My client and I look forward to working with the City on this exciting project.

Very truly yours,



Michael A. Huber  
Counsel for Forestar

MAH  
enclosures  
61864652.1

cc: **VIA: ELECTRONIC MAIL**

Jonathan Westendorf ([jwestendorf@franklinohio.org](mailto:jwestendorf@franklinohio.org))  
Amber Copenhaver ([acopenhaver@franklinohio.org](mailto:acopenhaver@franklinohio.org))  
Mark Connor ([MarkConnor@forestar.com](mailto:MarkConnor@forestar.com))  
Brad Robbins ([BradRobbins@forestar.com](mailto:BradRobbins@forestar.com))  
Braxten Affleck Lutomski ([BraxtenLutomski@forestar.com](mailto:BraxtenLutomski@forestar.com))  
Jon Buchanan ([jon.buchanan@cesoinc.com](mailto:jon.buchanan@cesoinc.com))  
Justin Elam ([justin.elam@cesoinc.com](mailto:justin.elam@cesoinc.com))  
Charles E. Baverman III ([charlie.baverman@dinsmore.com](mailto:charlie.baverman@dinsmore.com))



DEVELOPER:  
FORESTAR  
9292 N. MERIDIAN STREET, SITE 211  
INDIANAPOLIS, IN 46260  
PHONE: (317) 754-6951

OWNER:  
MARY L. WERLINE, ETAL  
5764 SHAKER RD.  
FRANKLIN OH 45005

SURVEY PROVIDED BY:  
CESO, INC.  
3601 RIGBY ROAD  
MIAMISBURG, OH 45342  
PHONE: (937) 435-8584  
CONTACT: SEAN BROOKS, P.S.

ENGINEER:  
CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OH 45342  
PHONE: (937) 435-8584  
CONTACT: JUSTIN ELAM, P.E.

CONTRACTOR TO VERIFY EXISTING  
CONDITIONS PRIOR TO BID AND  
CONSTRUCTION.

GOVERNING AGENCIES AND UTILITY COMPANIES:

WATER & SEWER:  
CITY OF FRANKLIN  
1 BENJAMIN FRANKLIN WAY,  
FRANKLIN, OH 45005  
PHONE: (937) 746-9921

GAS SERVICE:  
DUKE ENERGY  
139 E 4TH ST, CINCINNATI, OH 45202  
PHONE: (800) 544-6900

ZONING:  
CITY OF FRANKLIN  
1 BENJAMIN FRANKLIN WAY, FRANKLIN,  
OH 45005  
PHONE: (937) 746-9921

ELECTRIC:  
DUKE ENERGY  
139 E. 4TH ST, CINCINNATI, OH 45202  
PHONE: (800) 544-6900

PHONE SERVICES:  
AT&T  
1525 GENNTOWN DR A1,  
LEBANON, OH 45036  
PHONE: (513) 228-2111

SPECTRUM  
4352 YOUNGSTOWN RD SE  
WARREN, OH 44484  
PHONE: (866) 874-2389

SITE DATA:  
ZONING: PUD  
TOTAL ACREAGE: 109.50 AC

PHASE 1  
AREA: 6.05 AC  
SINGLE FAMILY LOTS: 22  
OPEN SPACE LOTS: 2  
OPEN SPACE AREA: 0.17 AC

PHASE 2  
AREA: 15.51 AC  
SINGLE FAMILY LOTS: 46  
OPEN SPACE LOTS: 2  
OPEN SPACE AREA: 4.77 AC

PHASE 3  
AREA: 6.10 AC  
SINGLE FAMILY LOTS: 38  
OPEN SPACE LOTS: N/A  
OPEN SPACE AREA: N/A

BUILDING SETBACKS:  
FRONT: 25' MIN/  
SIDE: 5' 10' TOTAL  
REAR: 25' MIN.

BENCHMARKS (NAD 83):

A- CHISELED X ON FIRE HYDRANT BOLT. HYDRANT LOCATED ON THE EAST EDGE OF PAVEMENT  
OF SHAKER ROAD NEAR THE NORTHWEST CORNER OF THE SITE.  
ELEV = 818.59

B- SPIKE IN A TELEPHONE POLE. POLE LOCATED ON THE WEST EDGE OF PAVEMENT OF SHAKER  
ROAD AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MANCHESTER ROAD AND SHAKER  
ROAD.  
ELEV=861.08

C- SPIKE IN A TELEPHONE POLE. POLE LOCATED ON THE SOUTH EDGE OF PAVEMENT OF  
MANCHESTER ROAD.  
ELEV=889.37

D- CHISELD X ON FIRE HYDRANT BOLT. HYDRANT LOCATED ON THE WEST EDGE OF PAVEMENT  
AND GRAVEL SPLIT. BETWEEN HOUSES #4982 & #4990 ON ACCESS ROAD OFF MANCHESTER  
ROAD.  
ELEV=863.92

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY  
INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE  
THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA,  
EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT  
THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE  
DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM  
INFORMATION AVAILABLE.

FLOOD ZONE STATEMENT:

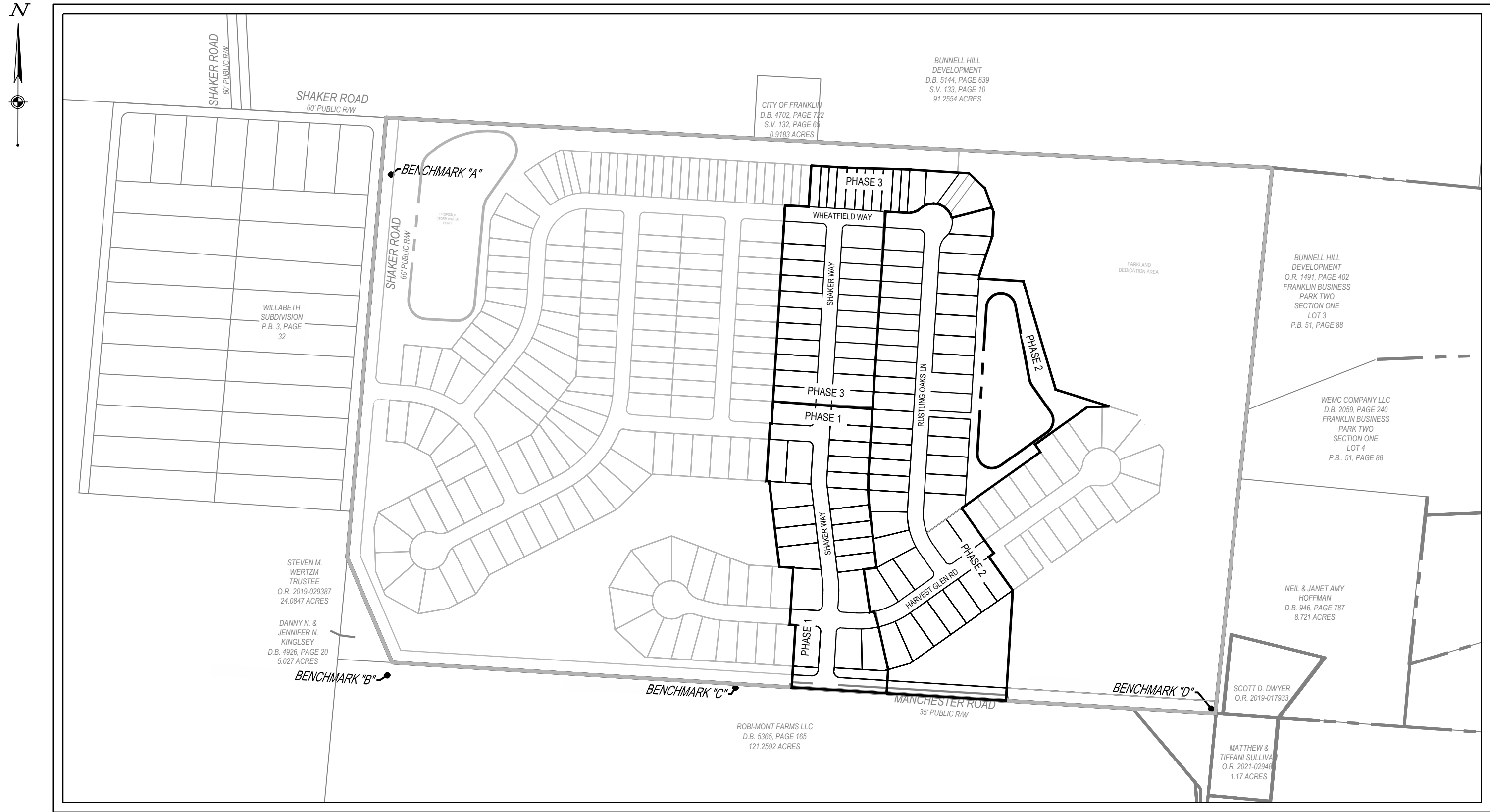
BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY  
WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE  
OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FLOOD INSURANCE  
RATE MAP, COMMUNITY PANEL NO. 39165C0018E, WHICH BEARS AN EFFECTIVE DATE  
OF DECEMBER 17, 2010

FINAL DEVELOPMENT PLAN  
SHAKER FARMS  
PHASES 1, 2 & 3

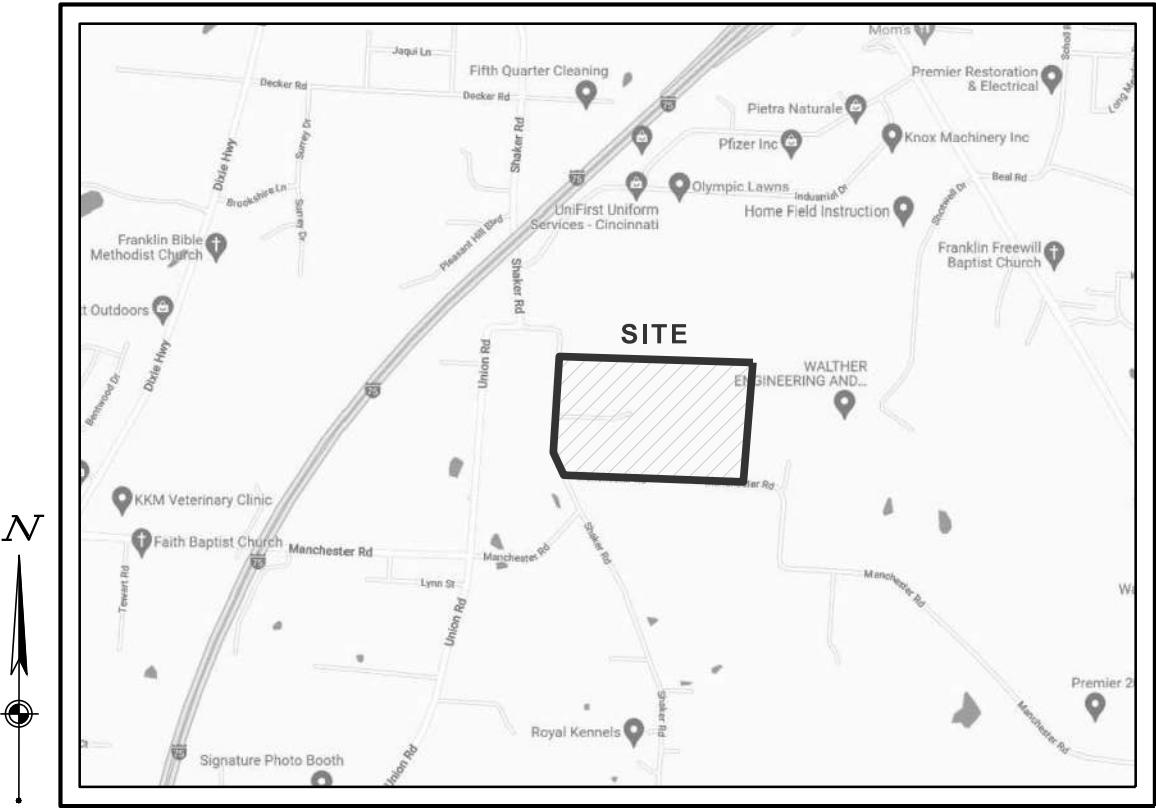
JUNE 13 2025

STATE OF OHIO, COUNTY OF WARREN, CITY OF FRANKLIN

SECTION 35, TOWN 3, RANGE 4 M.Rs.



INDEX MAP  
SCALE: 1"=300'

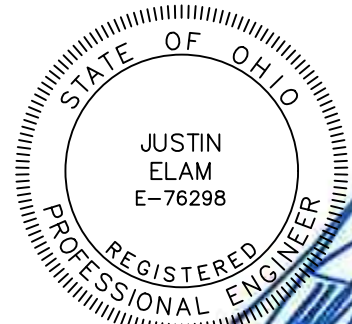


VICINITY MAP  
NTS



APPROVED BY:  
SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF  
THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN

CITY OF FRANKLIN DATE



JUSTIN ELAM, P.E.  
OHIO RSTERED ENGINEER No. E-76298

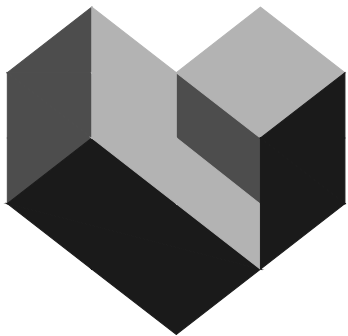
06/16/2025

DATE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	DETAILS AND NOTES
3	DETAILS AND NOTES
4	DETAILS AND NOTES
5	DETAILS AND NOTES
6	EXISTING CONDITIONS & DEMO
7	EXISTING CONDITIONS & DEMO (2)
8	OVERALL UTILITY PLAN
9	UTILITY PLAN
10	UTILITY PLAN
11	UTILITY OFFSITE CONNECTION PLAN
12	HARVEST GLEN RD PLAN & PROFILE
13	SHAKER WAY PLAN & PROFILE
14	SHAKER WAY PLAN & PROFILE
15	RED BARN LANE PLAN & PROFILE
16	RUSTLING OAKS LN PLAN & PROFILE
17	RUSTLING OAKS LN PLAN & PROFILE
18	WHEATFIELD WAY PLAN & PROFILE
19	OFFSTREET PROFILES
20	OFFSTREET PROFILES
21	OFFSTREET PROFILES
22	OFFSTREET PROFILES
23	OFFSTREET PROFILES
24	OFFSTREET PROFILES
25	OFFSTREET PROFILES
26	OFFSTREET PROFILES
27	OFFSTREET PROFILES
28	GRADING & EROSION CONTROL PLAN - PH I
29	GRADING & EROSION CONTROL PLAN - PH I
30	GRADING & EROSION CONTROL PLAN - PH II
31	GRADING & EROSION CONTROL PLAN - PH II
32	BASIN DETAILS
33	SWPPP NOTES
34	SWPPP DETAILS
35	SWPPP DETAILS
36	LANDSCAPE PLAN
37	SIGNAGE DETAIL
38	PLANTING DETAILS AND NOTES



FORTY- EIGHT (48) HOURS  
BEFORE DIGGING IS TO  
COMMENCE, THE CONTRACTORS  
SHALL NOTIFY THE FOLLOWING  
AGENCIES: OHIO UTILITIES  
PROTECTION SERVICE AT 811 OR  
800-362-2764 AND ALL OTHER  
AGENCIES WHICH MIGHT HAVE  
UNDERGROUND UTILITIES  
INVOLVING THIS PROJECT AND  
ARE NONMEMBERS OF STATE  
UTILITIES PROTECTION SERVICE



WWW.CESOINC.COM

3601 Rigby Rd., Suite 300  
Miamisburg, OH 45342  
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS  
DOCUMENT IS PRELIMINARY AND  
IS NOT TO BE USED FOR  
CONSTRUCTION OR FOR  
PURPOSES OF INFORMATION.

FORESTAR

SHAKER FARMS  
PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

© 2025 CESO, INC.

Project Number: 763884

Scale: AS SHOWN

Drawn By: SCR

Checked By: JEE

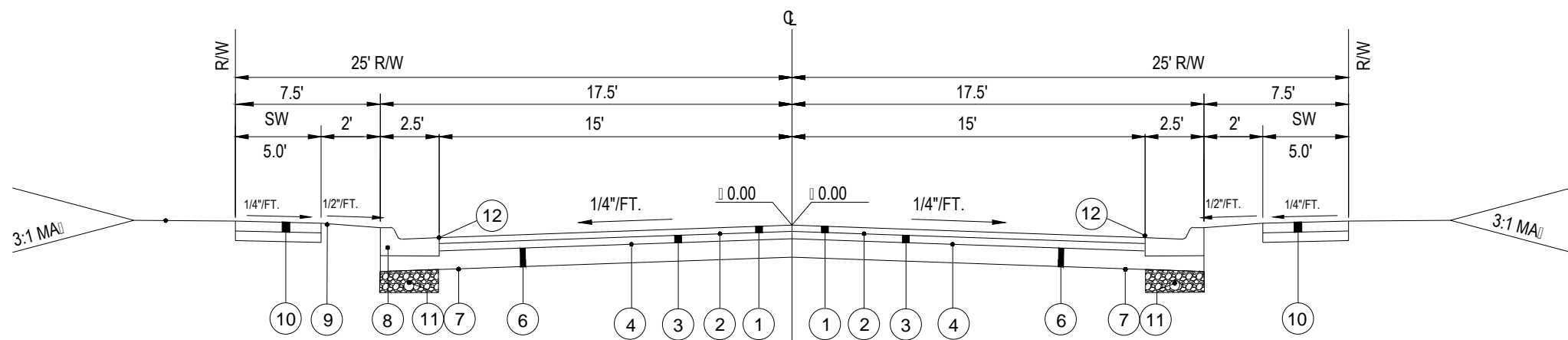
Date: JUNE 16, 2025

Issue: FINAL DEVELOPMENT PLAN

Drawing Title:

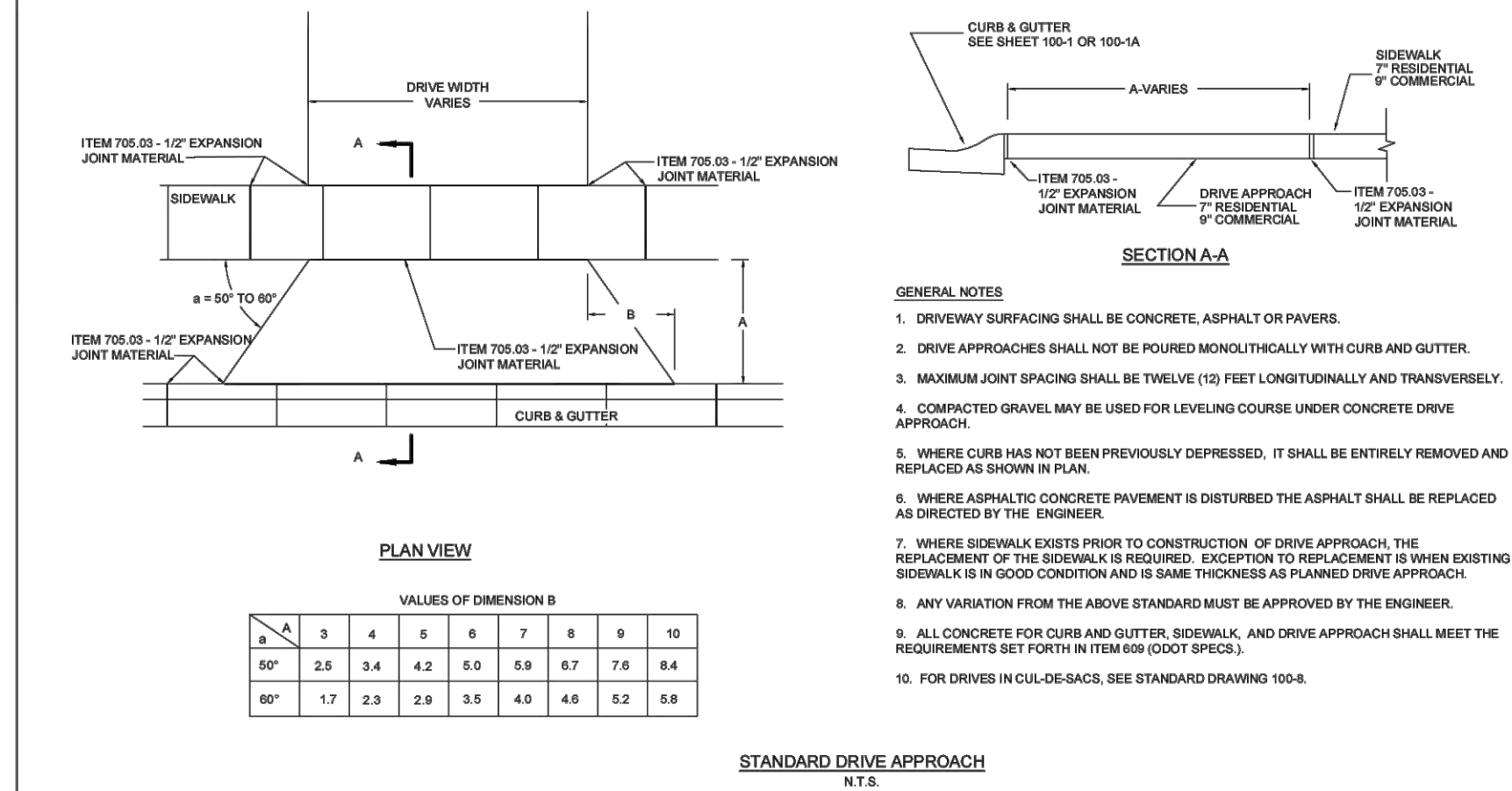
COVER SHEET





TYPICAL SECTION  
(50' ROW)

- ITEM 441 - ASPHALT CONCRETE SURFACE COURSE, TYPE1
- ITEM 407 - ASPHALT TACK COAT @0.1 GAL./S.Y.
- ITEM 441 - ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2
- ITEM 408 - PRIME COAT @0.4 GAL./S.Y.
- ITEM 203 - GRANULAR MATERIAL
- ITEM 304 - CRUSHED AGGREGATE BASE (10" MIN)
- ITEM SPL - WOVEN GEOTEXTILE, MORAFI 600X OR EQUIVALENT, ALL OVERLAPS TO BE 18"
- ITEM 609 - COMBINATION CURB AND GUTTER, ODOT TYPE 3
- ITEM 659 - 6" TOPSOIL PLACED, SEEDING (80% FESCUE, 20% RYE) AND MULCHING.
- ITEM 608 - 4" THICK CONCRETE WALK (7" AT DRIVES AND RAMPS FOR RESIDENTIAL)
- ITEM 605 - 6" RIGID PVC PERFORATED PIPE UNDERDRAIN
- ITEM SPL - 3" WIDE HOT JOINT SEALER WHERE ASPHALT MEETS CURB PER ODOT MATERIAL SPEC 705.04



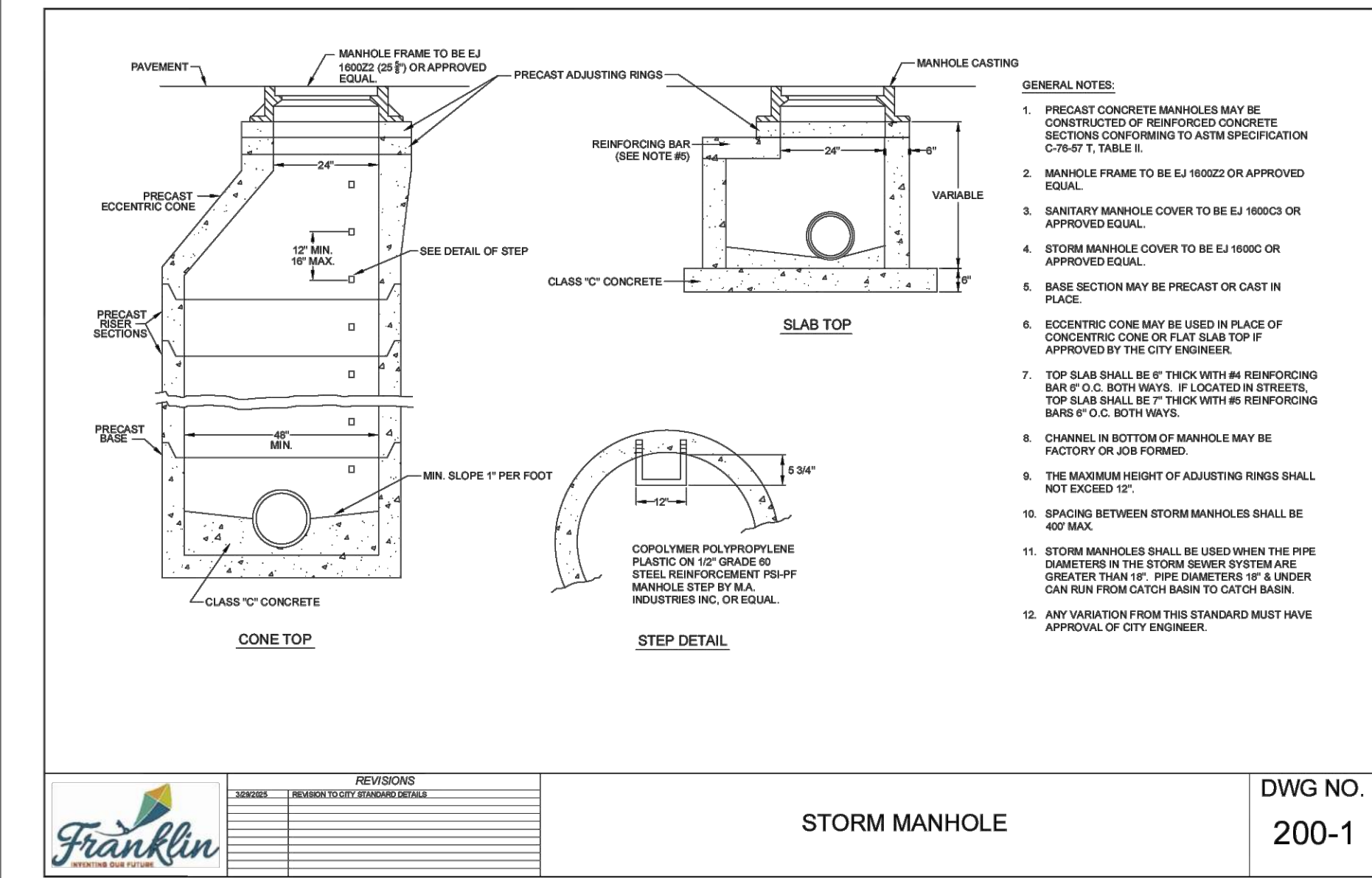
STANDARD DRIVE APPROACH  
N.T.S.

REVISIONS

NO.	DESCRIPTION
1	REVIEWED TO CITY STANDARD DETAIL

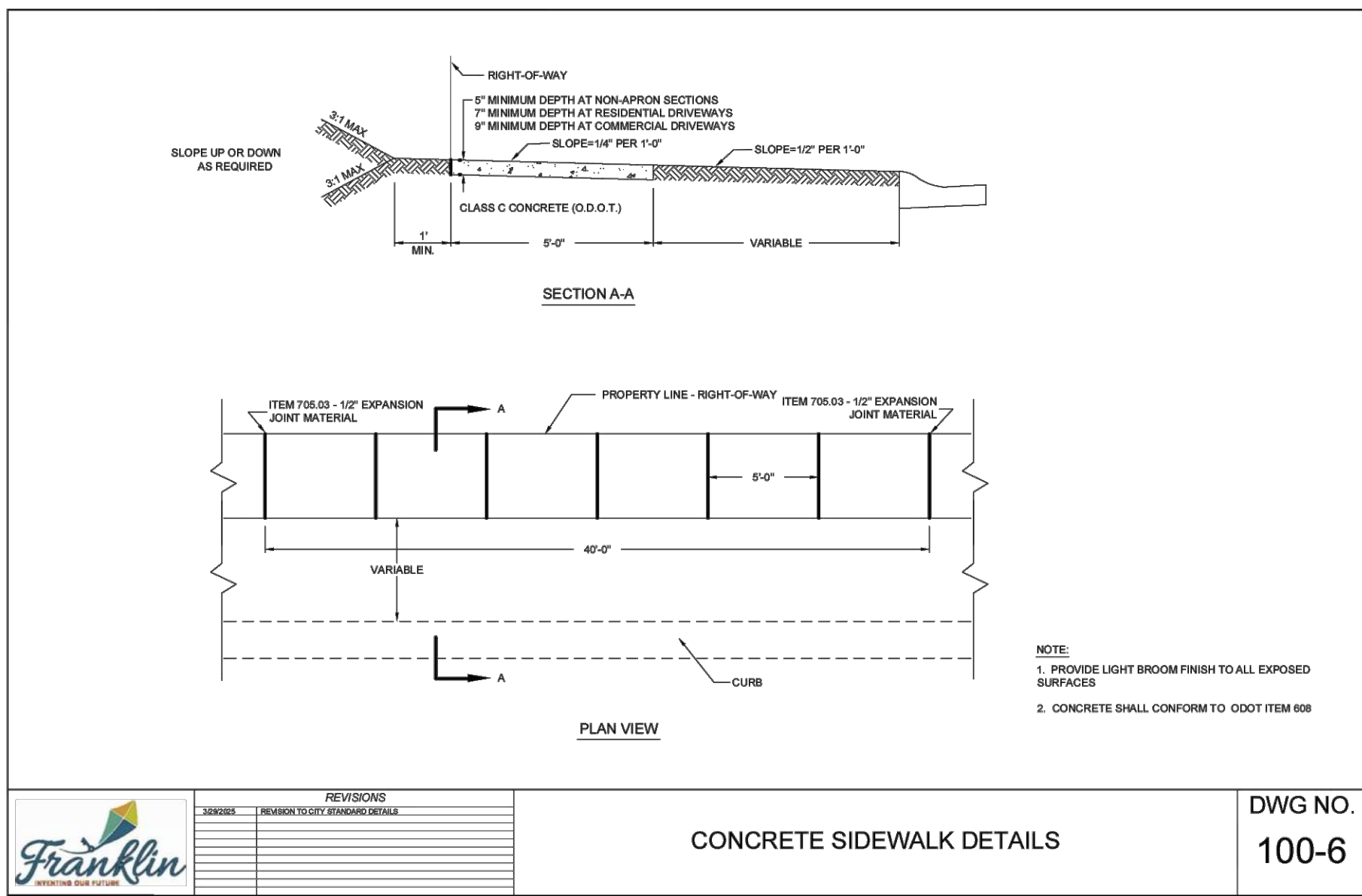
RESIDENTIAL AND LIGHT COMMERCIAL  
DRIVEWAY APPROACH DETAIL

DWG NO.  
100-4



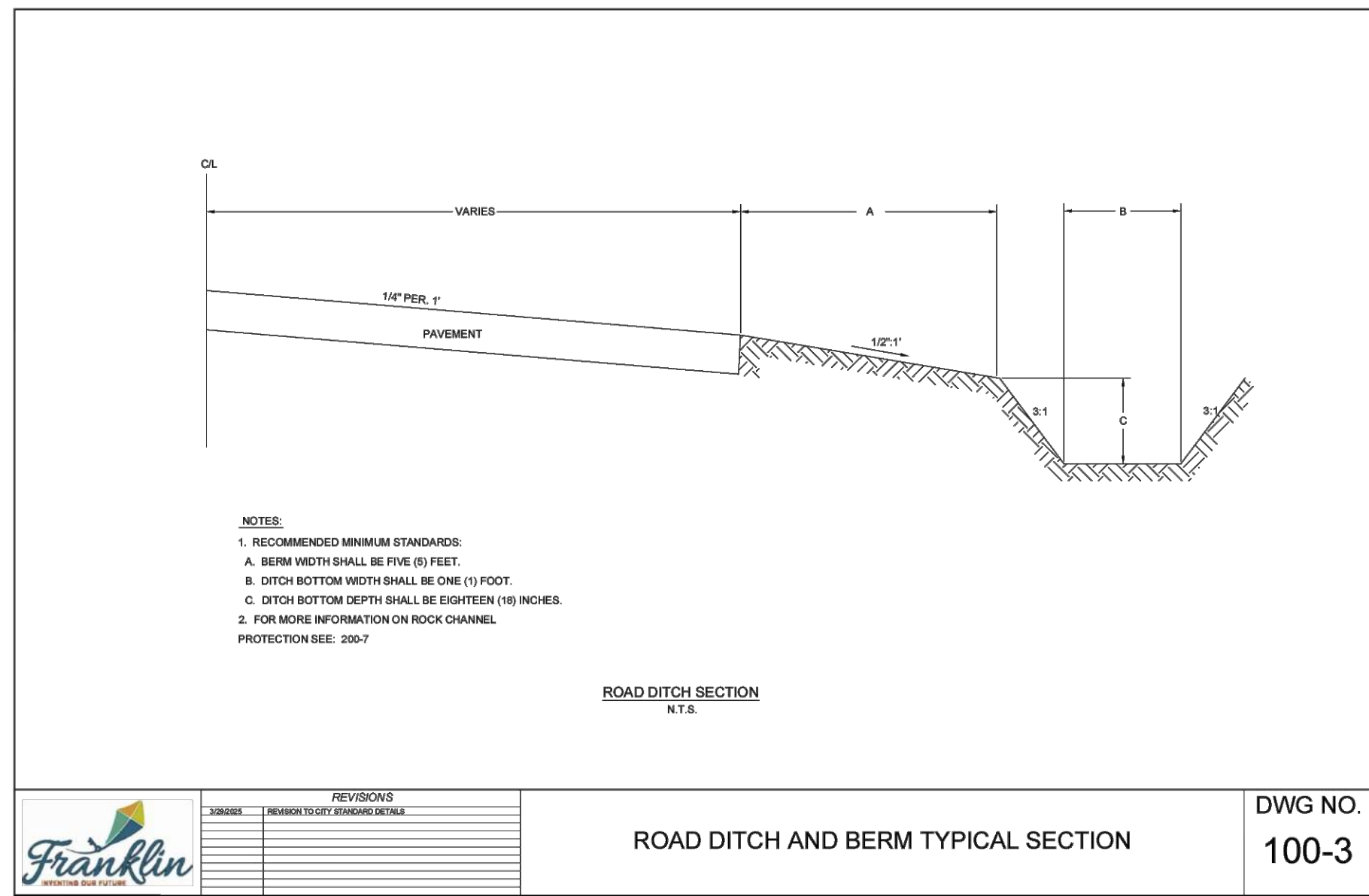
STORM MANHOLE

DWG NO.  
200-1



CONCRETE SIDEWALK DETAILS

DWG NO.  
100-6



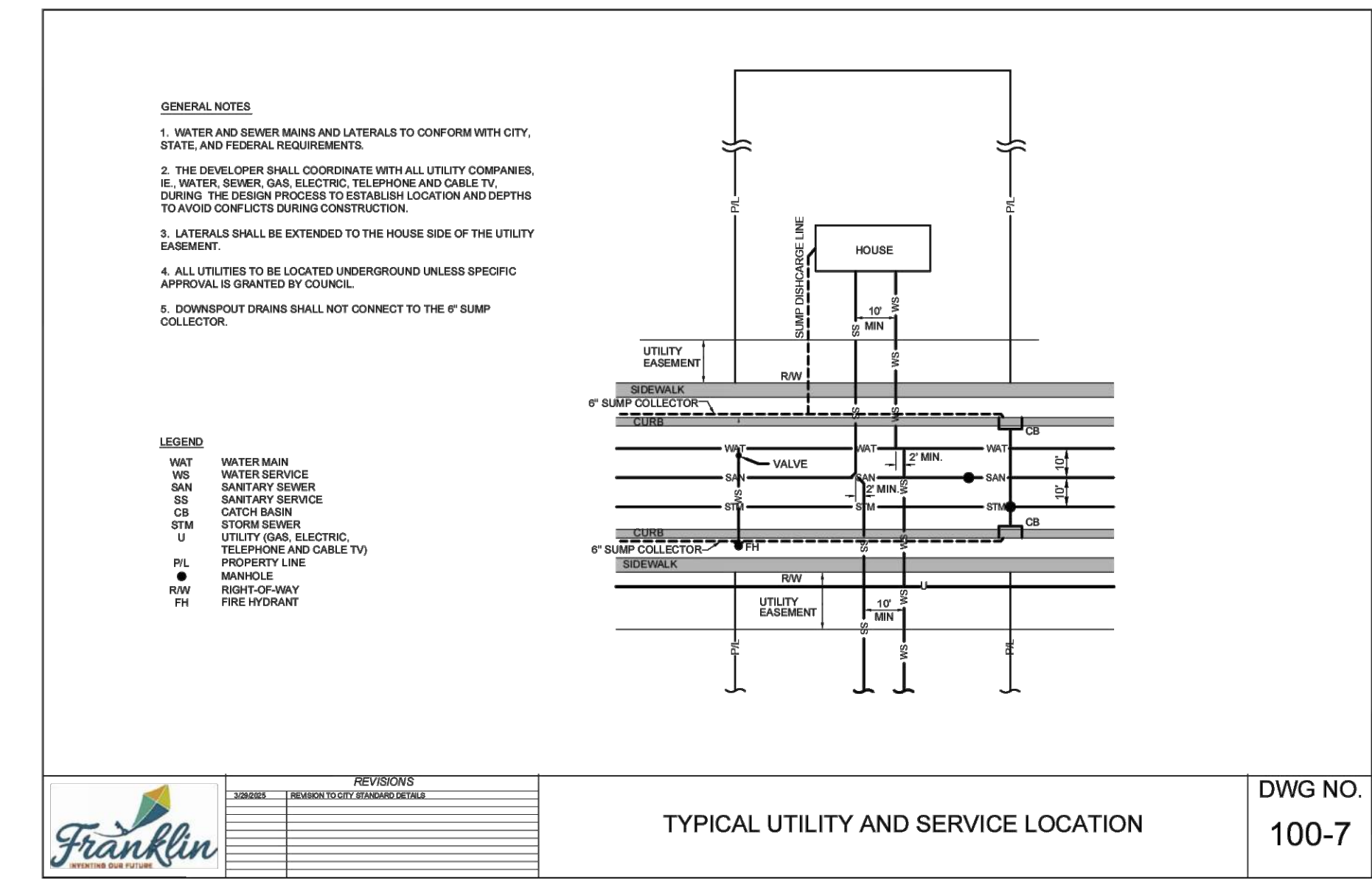
ROAD DITCH AND BERM TYPICAL SECTION  
N.T.S.

REVISIONS

NO.	DESCRIPTION
1	REVIEWED TO CITY STANDARD DETAIL

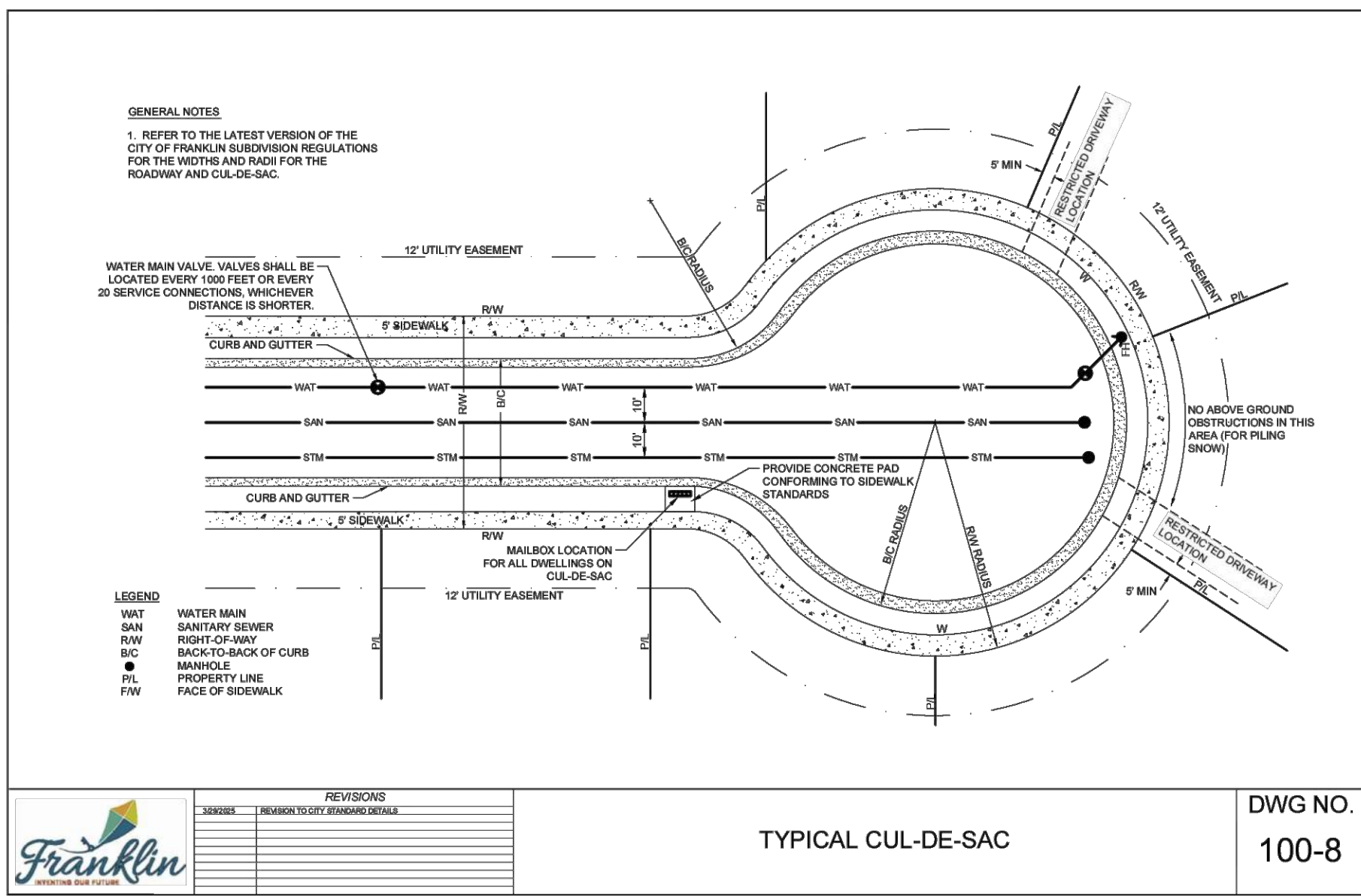
ROAD DITCH SECTION  
N.T.S.

DWG NO.  
100-3



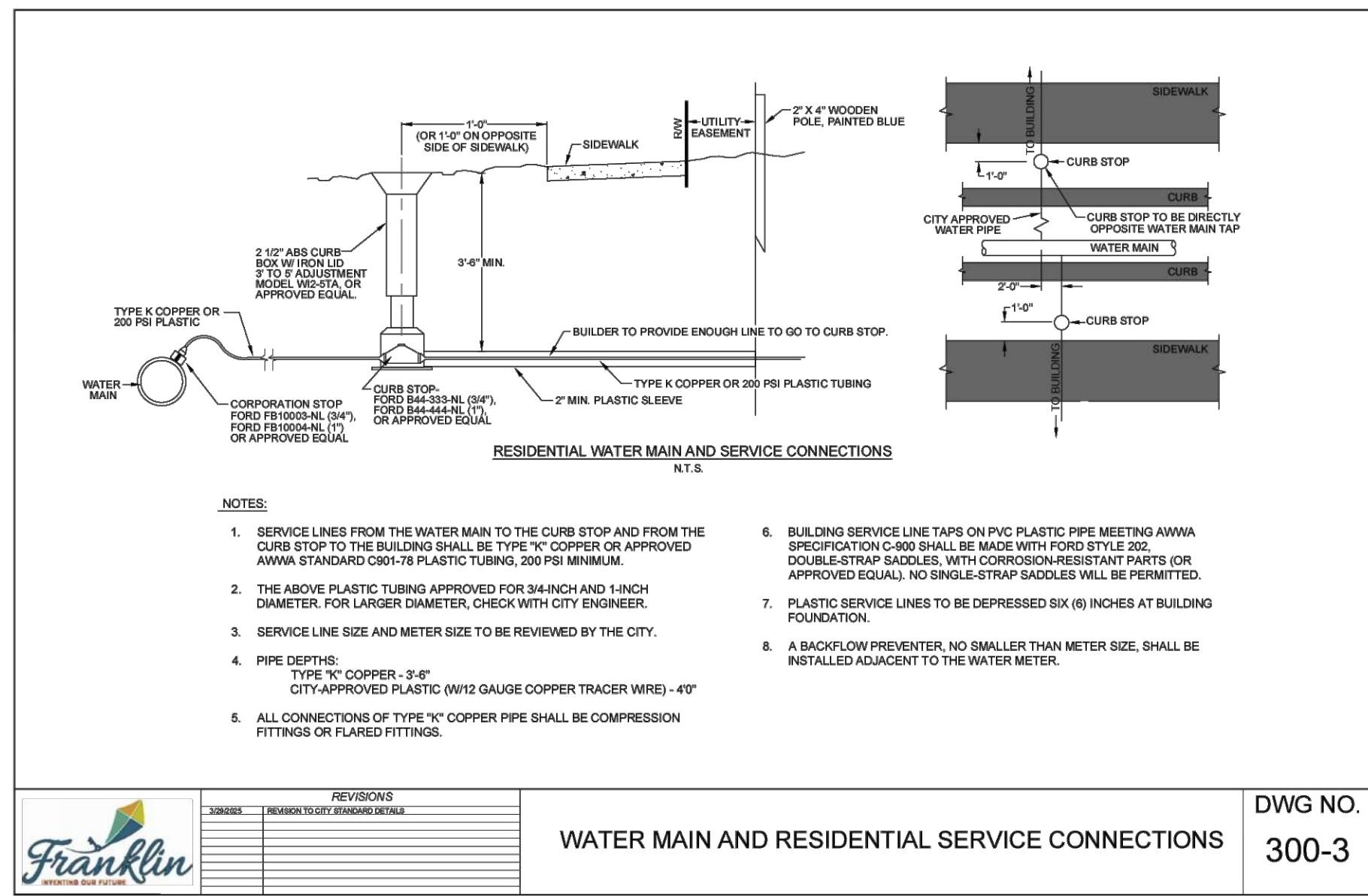
TYPICAL UTILITY AND SERVICE LOCATION

DWG NO.  
100-7



TYPICAL CUL-DE-SAC

DWG NO.  
100-8



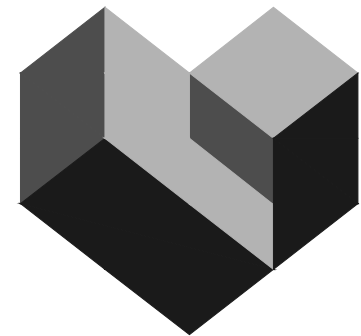
WATER MAIN AND RESIDENTIAL SERVICE CONNECTIONS  
N.T.S.

REVISIONS

NO.	DESCRIPTION
1	REVIEWED TO CITY STANDARD DETAIL

WATER MAIN AND RESIDENTIAL SERVICE CONNECTIONS

DWG NO.  
300-3



CESO  
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300  
Mansfield, OH 44842  
Phone: 937.435.8584 Fax: 888.208.4826

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FORESTAR  
SHAKER FARMS  
PH 1, 2 & 3  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions

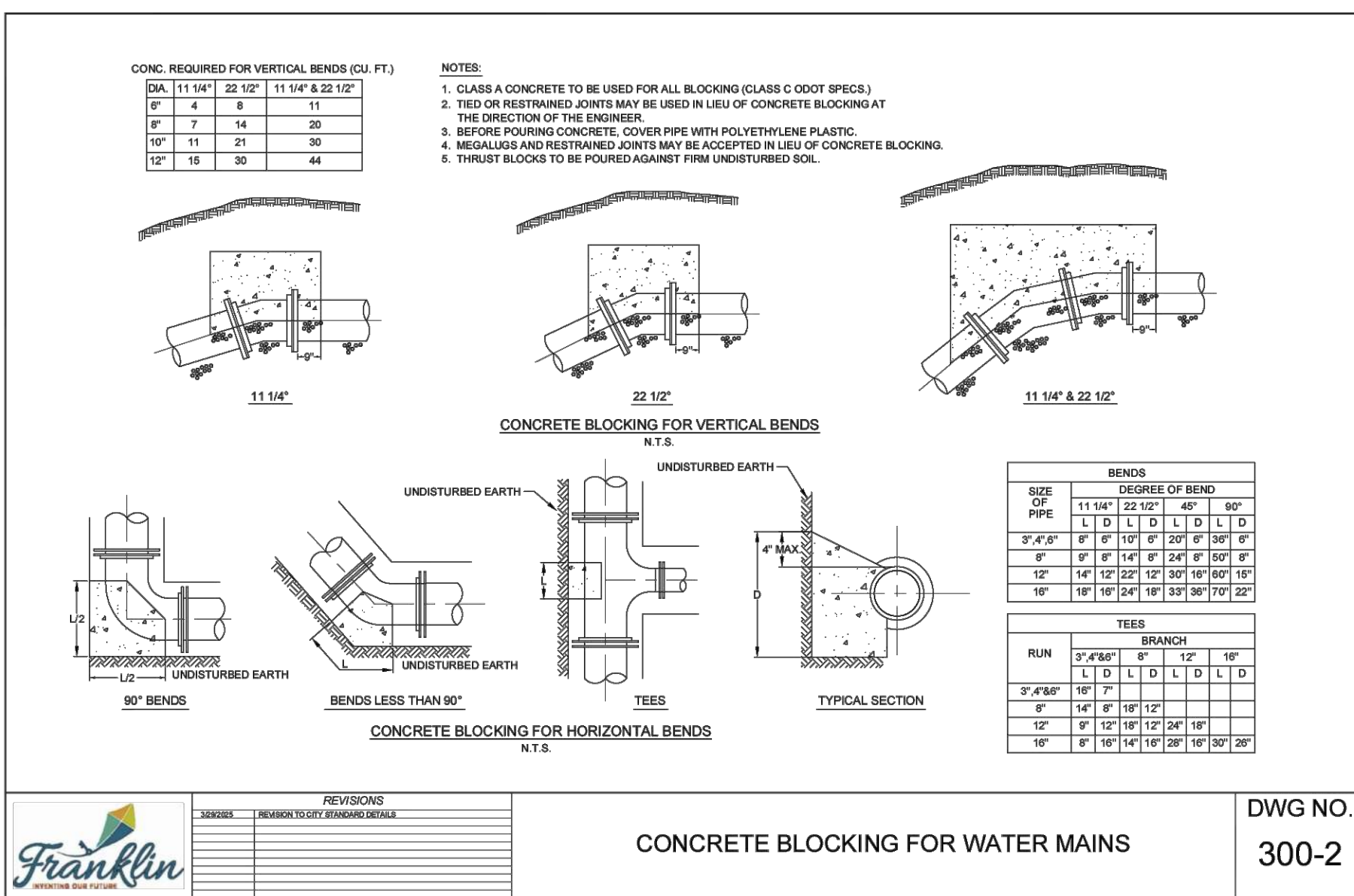
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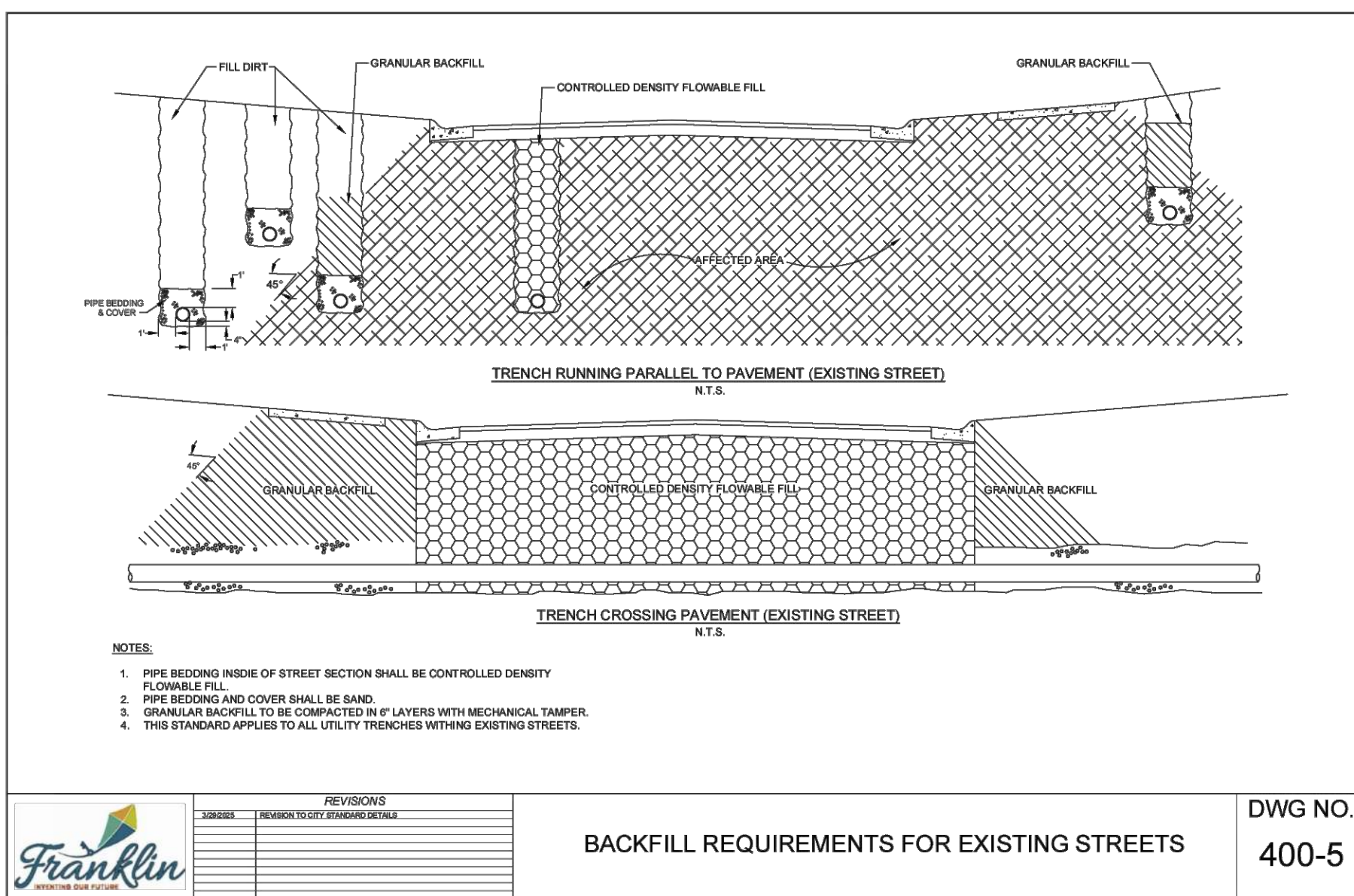
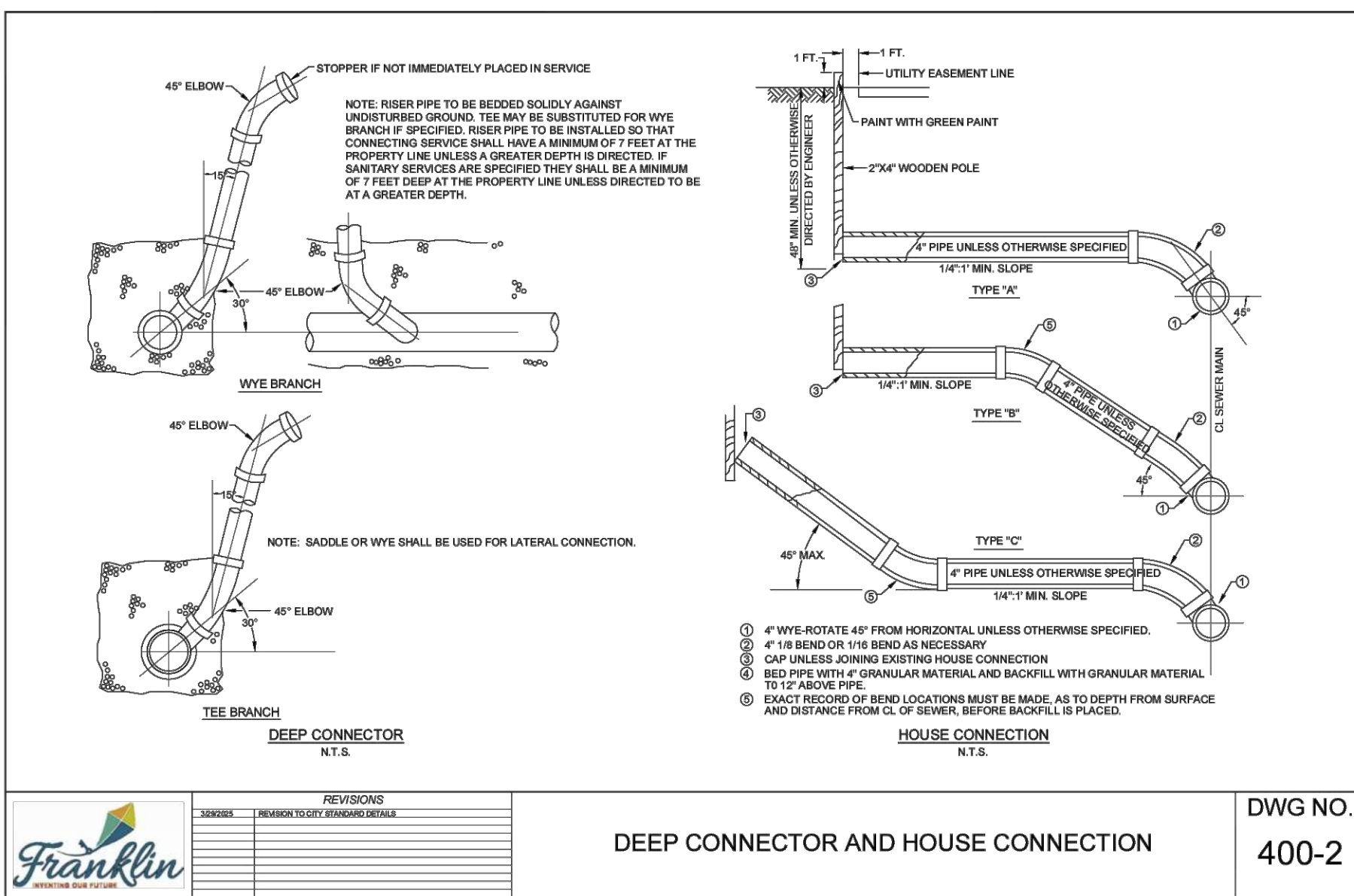
Project Number: 763884  
Scale: AS SHOWN  
Drawn By: SCR  
Checked By: JEE  
Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
DETAILS AND NOTES





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FORTY- EIGHT (48) HOURS  
 BEFORE DIGGING IS TO  
 COMMENCE, THE CONTRACTOR  
 SHALL NOTIFY THE FOLLOWING  
 AGENCIES: OHIO UTILITIES  
 PROTECTION SERVICE AT 811 OR  
 800-362-2764 AND ALL OTHER  
 AGENCIES WHICH MIGHT HAVE  
 UNDERGROUND UTILITIES  
 INVOLVING THIS PROJECT AND  
 ARE NONMEMBERS OF STATE  
 UTILITIES PROTECTION SERVICE



The fittings for use on ductile iron pipe may be either cast iron or ductile iron. The fittings larger than 12-inches shall have a minimum pressure rating of 200 p.s.i., unless otherwise shown on the construction drawings.

**1.1.3 COATING FOR DUCTILE IRON PIPE AND FITTINGS**  
The ductile iron pipe and cast iron or ductile iron fittings shall be furnished with cement mortar lining in accordance with ANSI Specification A21.4 (AWWA C104), "Cement Mortar Lining for Cast Iron Pipe Fittings." The lining will be one-sixteenth (1/16) inch thick for pipe sizes four inches (4") through twelve inches (12") in diameter and three thirty-seconds (3/32) inch thick for sizes fourteen inches (14") through twenty-four inches (24") in diameter. A bituminous seal coat shall be applied to the lining surface immediately following the lining operation to prevent loss of moisture and ensure proper curing of the cement mortar. The outside of the iron pipe shall be furnished with a protective bituminous coating.

**1.1.4 ANCHORING**  
Special anchoring may be required at places along the pipe lines. Where the construction drawings call for special anchoring, it shall include the use of mechanical joint anchoring fittings, couplings and pipe or positively restrained push-on joint-type pipe and fittings which allow for deflection at the joint after assembly, EBAA Iron Works, "Megalug", or approved equal.

**2.0 GRAVITY PIPE**

**2.1 REINFORCED CONCRETE PIPE STORM SEWER**

**2.1.1 GENERAL**  
Reinforced concrete pipe shall conform in all respects to the requirements of ASTM C76, "Reinforced Concrete Culvert, Storm Drain and Sewer Pipe." Wall "B" thickness designs shall be supplied.

Table V of ASTM C76 shall be modified as specified in ODOT 706.02.

Class for the reinforced concrete pipe shall be as shown on the construction drawings, but no less than Class IV.

**2.1.2 JOINTS**  
Bituminous plastic cement, which meets with the requirements of ODOT Specification 706.10, and which is applied in conformance with the requirement of ODOT Specification 603.06, will be accepted as a joining material. (Storm Sewer Only) Sanitary sewer joints shall conform to ASTM C943, "Joints for Circular Concrete and Culvert Pipe, Using Flexible, Watertight, Rubber Gaskets." Lubricants and/or adhesives shall be used as recommended by the manufacturer of the pipe and shall be supplied in quantities sufficient to assemble all of the concrete sewer pipe joints.

**2.1.3 SERVICE CONNECTIONS**  
Service connections to a non-reinforced concrete sewer shall be made through a wye pipe saddle. Each wye shall be furnished with a stopper, which shall be sealed and banded into the branch opening until the service line is installed. The stopper joint shall be furnished with an internal pressure of five (5) psi without leaking.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

PIPE MATERIAL SPECIFICATIONS

DWG NO.  
1000-2

**2.2 ABS DOUBLE WALL PIPE STORM SEWER**

**2.2.1 GENERAL**  
The thermoplastic material utilized for the manufacturer of the pipe walls shall be virgin, rigid acrylonitrile-butadiene-styrene (ABS). The material shall conform to the requirements of Type One, Grade One or Two, or Type Four, Grade One, ASTM D-1788, except that the minimum heat deflection temperature ASTM D648 shall be 180 degrees Fahrenheit.

**2.2.2 COMPOSITE PIPE**  
Composite pipe consisting of two (2) ABS tubes integrally braced across the annulus with ABS webbing and with the resultant annular space filled with an inert filler the equal of Portland Cement Perlite Concrete, shall conform to the requirements of ASTM D-2680, except as specifically modified herein. The ends of manufactured sections of pipe shall be square and smoothly finished to prevent the rupture and/or loss of the concrete filler material.

Eight-inch (8") thru fifteen inch (15") nominal inside diameter pipe shall conform to the dimensions and tolerances given in Table 1, "Pipe Dimensions" of ASTM D-2680.

**2.2.3 SOLID WALL PIPE**  
Solid wall pipe of ABS material shall conform to the requirements of ASTM D-2751. Wall thickness, however, shall not be less than 0.180 inches for four-inch (4") diameter pipe or 0.265 inch for six-inch (6") diameter pipe.

**2.2.4 JOINTS**  
The sections of pipe shall be joined by chemically-welded couplings. Couplings shall be solid wall, molded of the same material as the pipe. Primer for chemical welding shall be Methyl-Ethyl-Keytone (MEK). Cement shall be MEK containing a minimum of twenty (20) percent dissolved ABS. Primer and cement shall be provided by the manufacturer of the ABS pipe.

**2.2.5 SERVICE CONNECTIONS**  
The service lateral connections to the main line shall be made by use of saddles with stainless steel bands. The fittings shall be molded from the same material as the pipe. The service connection shall include such adapters as may be approved by the City Engineer to provide connection to the service line.

Each service shall be furnished with a spigot end cap, which shall be chemically welded onto the branch opening until the service line is installed. The joint shall be suitable to withstand an internal pressure of five (5) psi without leaking.

**2.3 PVC PIPE SANITARY SEWER**

**2.3.1 GENERAL**  
The material used for unplasticized polyvinyl chloride (PVC) plastic pipe shall be clean, virgin Type 1, Grade 1 PVC compound conforming to ASTM D-1784. All PVC plastic used in the manufacture of pipe for this project shall be all new material and shall not include any rework or scrap PVC material from previous manufacturing processes.

Rubber compounds for the joint sealing ring shall conform to the requirements of ASTM D-1869.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

PIPE MATERIAL SPECIFICATIONS

DWG NO.  
1000-3

**2.3.2 PIPE**  
Solid wall PVC plastic pipe and fittings for gravity sewer installation shall conform to ASTM D-3034, SDR 35 for pipes buried at a depth less than 12 feet and D-3034, SDR 26 for pipes buried at a depth greater than 12 feet.

4-inch Diameter 0.125-inch Minimum Wall Thickness  
6-inch Diameter 0.180-inch Minimum Wall Thickness  
8-inch Diameter 0.240-inch Minimum Wall Thickness  
10-inch Diameter 0.300-inch Minimum Wall Thickness  
12-inch Diameter 0.360-inch Minimum Wall Thickness  
15-inch Diameter 0.437-inch Minimum Wall Thickness

For pipe larger than 15", material and specifications shall be approved by City Engineer.

**2.3.3 JOINTS**  
Pipe shall be bell and spigot, the bells being formed integrally with the pipe. The bells shall contain two (2) PVC retainer rings, which accurately and securely contain the solid rubber joint sealing ring. Joint design shall permit expansion and contraction of the pipeline as well as flexibility at the joint.

**2.3.4 SERVICE CONNECTIONS**  
The service lateral connections to the main line shall be made by the use of wyes or saddles. Fittings shall be manufactured of the same material as the main line pipe and have similar style joints. The service connection shall include such adapters as may be approved by the City Engineer to provide connection to the service line. Factory-molded fittings shall be required.

Each branch or tee shall be furnished with a suitable stopper which shall be sealed into the branch opening until the service line is installed. The stopper joint shall be suitable to withstand an internal pressure of five (5) psi without leaking.

Roof drains , foundation drains, and all other clean water connections to the sanitary sewer system are prohibited.

**2.4 SANITARY SEWER PUMP STATION**  
Sanitary lift station shall be aluminum, no vault type pump station with appropriately sized chopper pumps, such as Excoel Fluid Group, LLC, EX-ALNV2 or approved equal.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

PIPE MATERIAL SPECIFICATIONS

DWG NO.  
1000-4

**CONSTRUCTION SPECIFICATIONS**

**1.0 PRESSURE PIPELINES**

**1.1 TRENCH EXCAVATION**

**1.1.1 GENERAL**  
Trenches for buried pressure pipelines shall be excavated so that the pipes and appurtenances may be installed and joined to the alignments and grades required.

**1.1.2 TRENCH DEPTH**  
The depth of pressure pipeline trenches shall be a minimum of four (4) feet plus the outside diameter of the pipelines measured from the existing street grade or the proposed street grade, if shown on the construction drawings. Excavation for depths greater or less than the minimum are shown on profile on the construction drawings.

Pressure pipeline trenches shall be excavated in a manner that will provide a uniform and continuous bearing and support for the barrels of pipe on solid and undisturbed ground at every point between bellholes, except for that area near the mid-section of the pipe disturbed by the withdrawal of pipe slings or other lifting tackle. Bellholes will be provided at each joint to permit the jointing to be made properly. Rock, if present in the trench bottom, shall be excavated to a minimum depth four (4) inches below the outermost dimension of the pipeline. Excavated rock shall be disposed of by the Contractor and not used for backfilling.

**1.2 INSTALLING PRESSURE PIPELINES**  
The specifications for the installation of pressure pipelines are intended to conform with AWWA Specification C500. The City shall require compliance with the specification contained in AWWA C500, the same as if they were totally incorporated herein, except where these specifications direct otherwise.

Pressure pipelines shall be laid and maintained to the required lines and grades with fittings and valves set at the required locations, spigots, centered in bells, and all valves and hydrant stems plumb. All pipe and fittings shall be carefully examined for cracks and other defects while suspended above the trench immediately prior to installation in final position. Spigot ends shall be examined with particular care. Defective pipe or fittings shall be removed from the construction site.

As each length of pipe is placed in the trench, the spigot end shall be centered accurately in the bell and the pipe forced home and brought to correct line and grade. Precautions shall be taken to prevent dirt from entering the annular joint space.

At times when pipe laying is not in progress, the open ends of the pipe shall be closed by a water-tight plug or other means approved by the City Inspector. If ground water rises in the trench, such a seal shall remain in place until the trench is pumped completely dry, ready for continued pipe laying operations. The cutting of the pipe for the insertion of valves, fittings, or closure pieces shall be done in a neat and workmanlike manner without damage to the pipe or lining so as to leave a smooth end cut at right angles to main axis of the pipe.

Pipe shall be laid with bell ends facing in the direction of laying, unless directed otherwise by the City Inspector. Where pipe is laid on a grade of ten percent (10%), or greater, the laying shall start at the bottom and shall proceed upwards with the bell ends of the pipes upgrade.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-5

**1.3 DEFLECTION OF DUCTILE IRON PIPE**  
Whenever the construction drawings require the deflection of mechanical joint or push-on joint pipe in order to form a long radius curve, the amount of the deflection shall not exceed the maximum limits specified in Table 1, Mechanical Joint Pipe, and Table 2, Push-On Joint Pipe, contained in AWWA C600.

**1.4 PIPELINE FITTINGS**  
Pipeline fittings, plugs, and caps of the required size and type shall be furnished and installed at the locations shown on the construction drawings or as directed by the City Inspector. It shall be the responsibility of the Contractor to furnish and install all proper size fittings for both horizontal and vertical deflections, which are required to construct the pressure main to the line and grade shown on the construction drawings, or as established in the field by the City Inspector. The fittings, plugs, and caps shall be set and joined to the pipe in the manner heretofore specified for installation.

**1.5 TESTING**  
The Contractor shall subject the completed pressure pipeline to a leakage test. The test shall be performed on all newly-laid pipe in lengths not to exceed 1000 feet. The length of the test section shall not exceed the specified maximum without explicit approval of the Director of Public Works. The test may be conducted after the trench has been backfilled, but must be completed before replacement of pavements and final restoration. All testing shall be done in the presence of the City Inspector.

**1.6 FLUSHING AND CLEANING**  
The completed pipeline shall be flushed with clean water until all dirt has been washed free. Sufficient pressure and volume of water shall be furnished by the Contractor to ensure that a thorough cleaning job has been accomplished.

**1.7 LEAKAGE TEST**  
The Contractor shall furnish the pump, pipe connection, temporary testing plugs and caps, and all necessary apparatus, including pressure gauges, meters, and a supply of approved water. The Contractor shall make all necessary taps into the pressure pipelines. The Contractor shall be responsible for all labor and equipment necessary to conduct the tests, including excavating and backfilling the test pit at the location selected by the Director of Public Works.

The completed pipeline shall be slowly filled with water. All air shall be expelled from the pipe at high points by means of test plus in valve bonnets, fire hydrants, or through corporation stops installed by the Contractor for this purpose. After all air has been expelled, the opening shall be closed and the test pressure applied by means of a test pump connect to the pipe in a manner satisfactory to the Director of Public Works.

Test pressure for the leakage tests shall be 1.5 times the normal operating pressure at the lowest point in the section of line under test, as corrected to the elevation of the test gauge. The duration of each leakage test shall be two (2) hours. Minimum test pressure 100 psi.

The exposed piping and/or surface of the backfilled trench shall be carefully inspected during the test for any signs of leakage. Any cracked or defective pipe, fittings, valves, hydrants, joints, etc. discovered in consequence of the leakage tests, shall be removed and replaced by the Contractor with sound material, and the test repeated until satisfactory results are obtained. The Contractor is responsible for the location, excavation, and backfilling of a pressure pipeline trench at no cost to the Owner, in addition to replacing the defective material, if the leakage test is conducted on a backfilled pressure pipeline. At all times during the leakage test, the Contractor shall maintain the specified hydrostatic pressure through his test pump. Maximum variation in pressure during the test is 5 psi.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-6

Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe or any valved section thereof to maintain pressure within 5 psi of the specified test pressure after the pipe has been filled with water and the air has been expelled. Leakage shall not be measured by a drop in pressure in a test section over a period of time. No pipe installation will be accepted if the leakage is greater than the values in Table 3.

AVG. TEST PRESSURE PSI		PIPE SIZE-IN																ALLOWABLE LEAKAGE PER 1,000 FT-GPH							
		3	4	6	8	10	12	14	16	18	20	24	30	36	42	48	54	450	480	510	540	570	600	630	660
175	0.30	0.40	0.50	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10	1.15	1.20	1.25	1.30	1.35	1.40	1.45	1.50	1.55	1.60	
150	0.28	0.37	0.45	0.52	0.58	0.63	0.68	0.73	0.78	0.83	0.88	0.93	0.98	1.03	1.08	1.13	1.18	1.23	1.28	1.33	1.38	1.43	1.48	1.53	
125	0.25	0.34	0.40	0.46	0.50	0.54	0.58	0.62	0.66	0.70	0.74	0.78	0.82	0.86	0.90	0.94	0.98	1.02	1.06	1.10	1.14	1.18	1.22	1.26	
100	0.23	0.30	0.35	0.40	0.44	0.48	0.52	0.56	0.60	0.64	0.68	0.72	0.76	0.80	0.84	0.88	0.92	0.96	1.00	1.04	1.08	1.12	1.16	1.20	

1. IF THE PIPELINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE ALLOWABLE LEAKAGE WILL BE THE SUM OF THE COMPUTED LEAKAGE FOR EACH SIZE.  
2. WHEN TESTED UNDER CLOSED METAL-SEALED VALVES, AN ADDITIONAL LEAKAGE PER CLOSED VALVE OF 0.0010 GPH/IN OF NOMINAL SIZE SHALL BE ALLOWED.  
3. ALL VISIBLE LEAKS ARE TO BE REPAIRED, REGARDLESS OF THE AMOUNT OF LEAKAGE.

**1.8 BACKFILLING**  
The construction drawings indicate trenches which shall be completely backfilled per Standard Drawings 400-4 and 400-5. In these cases, the excavated material from the trench shall be disposed of directly from the equipment excavating the trench into appropriate type carriers for removal from the construction site. Where granular trench backfill is indicated on the construction drawings, all of the material used to backfill the trench, excluding the pipe bedding and cover material, shall be of the gravel type material. Controlled densely flowable fill is to be used for trenches in existing street sections.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-7

**1.9 BEDDING (SAND)**  
All trenches shall be backfilled by hand from the bottom of the trench to the centerline of the pipe with material placed in three (3) inch layers and compacted by tamping in a manner which shall not disturb the alignment of the pipe or fittings. The bedding shall be constructed of select bedding sand free from stones, refuse or organic material. Each individual length of pipe shall be bedded after installation and prior to the connection of an additional length of pipe.

**1.10 INITIAL BACKFILL (SAND)**  
The trench shall be backfilled by hand or approved mechanical methods from the centerline of the pipe to a height one (1) foot above the top of the pipe. The material used shall be the equal of the sand specified for bedding. The Contractor shall use special care in placing this portion of the backfill so as to avoid injuring or displacing the pipeline. Mechanized equipment, such as bulldozers, front-end loaders, etc., shall, under no condition, be used to push excavated material directly into the open trench as backfill between the bottom of the trench and a point one (1) foot above the top of the pipe.

**1.11 BALANCE OF BACKFILL (GRANULAR)**  
Where granular trench backfill is specified, the backfill material from one (1) foot above the pipe to the street or shoulder grade (or subgrade of pavement) shall consist of gravel that shall be puddled with hose and pipe nozzle after the trench is backfilled. The Contractor shall furnish the necessary tank trucks, water pumps, and all equipment required to settle the gravel backfill by the puddling method.

Where backfill with excavated materials is indicated on the construction drawings, the Contractor may backfill the trench from one (1) foot above the top of the pipe to the top of the trench with excavated material, provided that such material consists of lean, clay, sand, gravel, or other materials that, in the opinion of the Director of Public Works, are suitable for backfilling. Care should be taken to carry the backfill up evenly in the trench. Backfill shall be neatly rounded over the top of the trench to a sufficient height to allow for settlement to grade after consolidation.

**1.12 ANCHORAGE**  
The Contractor shall anchor all deflections in excess of ten (10) degrees by use of restrained joints or concrete blocking to prevent movement of any portion of the pipe due to internal pressure.

The length of pipe with restrained joints called for on the construction drawings shall be considered as a minimum for the stated test pressure and stated minimum compacted backfill over the pipe.

If the pipeline is tested at a higher than stated internal pressure and/or without the stated minimum compacted pipe cover, additional restrained joints will be required and shall be furnished and installed.

**1.13 WATER SERVICE LINE POLE**  
The Contractor shall install a 2" x 4" wooden pole at the end of all water service lines. The pole shall be painted blue.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-8

**2.0 GRAVITY PIPELINES**

**2.1 TRENCH EXCAVATION**

**2.1.1 GENERAL**  
Trenches for underground gravity pipelines shall be excavated so that the pipes and appurtenances can be installed to the alignments and grades required. The specifications for the installation of gravity pipelines are intended to conform with ASTM D-2321, "Underground installation of Flexible Thermo-Plastic Sewer Pipe," excepting therefrom Section 7, and as further modified by Appendix A1, ASTM D-2680, "ABS Composite Pipe." The City Engineer shall require compliance with the applicable stated ASTM Specification for installation, except where modified by these specifications.

Special installation instructions, issued by the manufacturer of the pipe, relative to making pipe joints shall be adhered to by the Contractor.

**2.1.2 TRENCH DEPTH**  
The trench shall be excavated to a minimum depth of four (4) inches below the outermost dimension of the pipe barrel or pipe bell to be installed therein. Rock, if present in the trench bottom, shall be excavated to a minimum depth five (5) inches below the outermost dimensions of the pipeline.

The trench for lateral service gravity pipelines shall be excavated to a minimum depth of four (4) inches below the outermost dimension of the pipe barrel or pipe bell to be installed therein. Rock, if present in the lateral service gravity pipeline trench bottom, shall be excavated to a minimum depth four (4) inches below the outermost dimensions of the pipeline.

**2.2 INSTALLING GRAVITY PIPELINES**  
The gravity pipelines shall be laid in a finished trench commencing at the low point with the spigot ends pointing in the direction of flow. All gravity pipe, including service laterals, shall be placed on a dry, stable bedding sand shaped to receive the barrel support for the full length of the pipe, and form a straight gravity pipeline with a uniform grade true to the established line and grade. If the open end of the pipe section is low, the individual pipe must be removed and the bed prepared to the proper grade.

Line and grade for the gravity pipeline may be established by the Contractor using batter boards, grade strings, plumb lines and grade rods. The batter boards shall be placed at each grade stake. Three (3) consecutive batter boards shall be in place at all lies unless otherwise approved by the Director of Public Works. Distance between grade stakes shall not exceed twenty-five (25) feet or by the use of a laser beam, with a minimum of stakes placed at each manhole and 100 feet upstream of each branch.

**2.3 BEDDING**

**2.3.1 PIPE BEDDING - ALL PIPE (BEDDING SAND)**  
A cradle pipe bedding sand shall be furnished for all gravity pipelines. The bedding sand shall be thoroughly compacted by hand-tamping under the pipeline and hand-tamping to produce a dense cradle free from voids to completely support the pipeline throughout its entire length. There shall be a minimum of four (4) inches of bedding between the outermost dimension of the pipe and the bottom of the excavation areas for normal excavation. There shall be a minimum of five (5) inches of bedding sand between the outermost dimension of the pipe and the bottom of the excavation in areas of rock excavation.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-9

As soon as possible after joint is made, the balance of the bedding sand shall be placed up to the spring line of the pipe to offset conditions that might tend to move the pipe off from line or grade. Disturbing the pipe in any manner after the joints have been made shall not be permitted. The balance of the bedding sand shall be thoroughly compacted by hand-placing and hand-tamping to produce a dense fill around the pipeline. The pipe bedding shall extend laterally to the outermost limits of the trench.

**2.3.2 INITIAL BACKFILL (SAND)**  
The trench shall be backfilled by hand or approved mechanical methods from the spring line of the pipe to a height one (1) foot above the top of the pipe. The material used shall be the equal of the sand specified for bedding. The Contractor shall use special care in placing this portion of the backfill so as to avoid injuring or displacing the pipeline. Mechanized equipment, such as bulldozers, front-end loaders, etc., shall, under no condition, be used to push excavated material directly into the open trench as backfill between the bottom of the trench and a point one (1) foot above the top of the pipe.

**2.4 INSTALLING GRAVITY SERVICE LINES**

**2.4.1 GENERAL**  
Gravity service connections to main line gravity pipes shall not be installed until their location has been approved by the City Engineer. No service lines to be backfilled until checked by the City Inspector.

Gravity service lines shall terminate at a point one (1) foot behind the utility easement on the property to be served, unless otherwise indicated by the Director of Public Works. Gravity service lines will be fitted with a stopper into the upper end. The slope of service line from upper end toward the main line gravity pipeline shall be two (2) feet per 100 linear feet of service line, unless otherwise authorized or approved by the City Engineer. The service lines shall be laid on a straight grade unless otherwise directed or approved by the City Engineer. No sewer line may be cut or broken in the field to permit the installation of a service wye.

**2.4.2 INSTALLATION**  
Appropriate sections of this Specification for trench excavation, pipeline installation, flushing, cleaning and testing, pipe bedding, initial backfill and balance of backfill shall apply to the installation of the specific type of material used for the gravity service lines. The balance of backfill material shall be gravel for all gravity service lines installed within the street or roadway.

**2.4.3 SERVICE LINE POLE**  
The Contractor shall install a 2" x 4" wooden pole at the intermediate upper end of all gravity service lines. The pole shall be installed in a vertical plane extending from the bottom of the service pipe to a point twelve (12) inches above ground elevation. The pole shall be painted green. Care should be exercised to keep the pole plumb during backfilling operations and to preserve the above-ground extension during clean up and restoration operations.

**2.5 CLEANING AND ALIGNMENT CHECK**  
The Contractor shall clean out the completed gravity pipeline of all sand, gravel, stones, or other debris by proper flushing. Other methods may be used if approved by the Director of Public Works. Particular care shall be taken at the location where a connection is made to an existing system to prevent any foreign material from entering an operating pipeline. The outlet for a new gravity pipeline shall be bulkheaded at the existing manhole and bulkhead shall not be removed until the project is completed.

REVISIONS

NO.	REVISION TO CITY ENGINEER DESIGN

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-10

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

FORESTAR  
SHAKER FARMS  
PH 1, 2 & 3  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date
Project Number: 763884		
Scale: AS SHOWN		
Drawn By: SCR		
Checked By: JEE		
Date: JUNE 16, 2025		
Issue: FINAL DEVELOPMENT PLAN		

Drawing Title:  
**DETAILS AND NOTES**

4



The Contractor and the Director of Public Works will then check the pipeline between manholes for alignment by means of mandrel testing. If the test shows any misalignment, displaced pipe, or any other defects, the defects designated by the Director of Public Works shall be remedied by the Contractor.

**2.6 TESTING**

**2.6.1 LEAKAGE**  
The Contractor shall furnish all labor, equipment, and materials which are required to test the sections of the gravity pipeline and manholes for tightness. Either the infiltration test or the hydrostatic test will be ordered by the Director of Public Works. All tests shall be conducted under the supervision of the City.

The Contractor shall determine the locations where excess water is entering or leaving the pipeline. If the amount of leakage exceeds the allowable , the gravity pipeline and/or manholes shall be repaired and retested until the leakage of the system is within the allowable limits as specified. The tests for leakage shall include portions of the service lines to be installed by the Contractor.


All visible leaks shall be repaired by the Contractor whether amount of leakage exceeds the allowable or not.

**2.6.2 INFILTRATION TEST**  
The infiltration test will be conducted on that portion of the pipeline where the top of the pipe at the upper manhole is a minimum of one (1) foot below the level of the ground water table.

The infiltration test shall be made by installing a weir or other measuring device approved by the Director of Public Works in the lower end of the pipeline section to be tested. The incoming pipe or pipes in the upper end of the test section shall be securely sealed. The quantity of ground water infiltrating into the test section shall be measured. The allowable leakage for gravity pipelines shall not exceed one-hundred (100) gallons per day per mile of pipe per inch of pipe diameter.

The following formulae are given for the ease of calculations:  
Gallons per Minute Allowed = 0.000131\*L\*d  
Cubic Feet per Second Allowed = 0.00016\*L\*d  
Where L = Length of 100-Foot Stations of Sewer Being Tested and  
d = Nominal Diameter in Inches of Sewer Being Tested

Each size of main sewer pipe shall be tested separately. Each test section shall not exceed 1,000 feet of sewer pipe.




REVISIONS	
NO.	REMARKS TO CITY: REWARD DETAIL

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-11

**2.6.3 EXFILTRATION TEST**  
The exfiltration test shall be conducted over a twenty (20) minute period. Water for testing shall be supplied by the Contractor. The elevation of the level of water in the manhole and the drop in the level of the water in the upper manhole shall be carefully measured during the duration of the test. The allowable leakage for the hydrostatic test shall not exceed 100 gallons per day per mile of pipe per inch of inside diameter of the pipe tested.

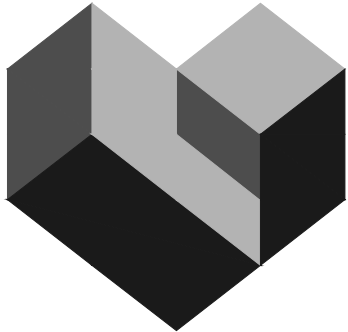
The exfiltration test shall be conducted between two (2) successive manholes. The lower end of the pipeline and all inlet pipes of the upper manhole shall be sealed with pipe stoppers. The span of gravity pipeline to be tested shall be filled with water to a point four (4) feet above the top of the crown of the pipeline in the upper manhole, or the outside water table, whichever is higher. The water shall stand in the pipe and manhole so that absorption can take place if the concrete in the manhole or pipeline is dry.



REVISIONS	
NO.	REMARKS TO CITY: REWARD DETAIL

CONSTRUCTION SPECIFICATIONS

DWG NO.  
1000-12



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FORESTAR

SHAKER FARMS  
PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

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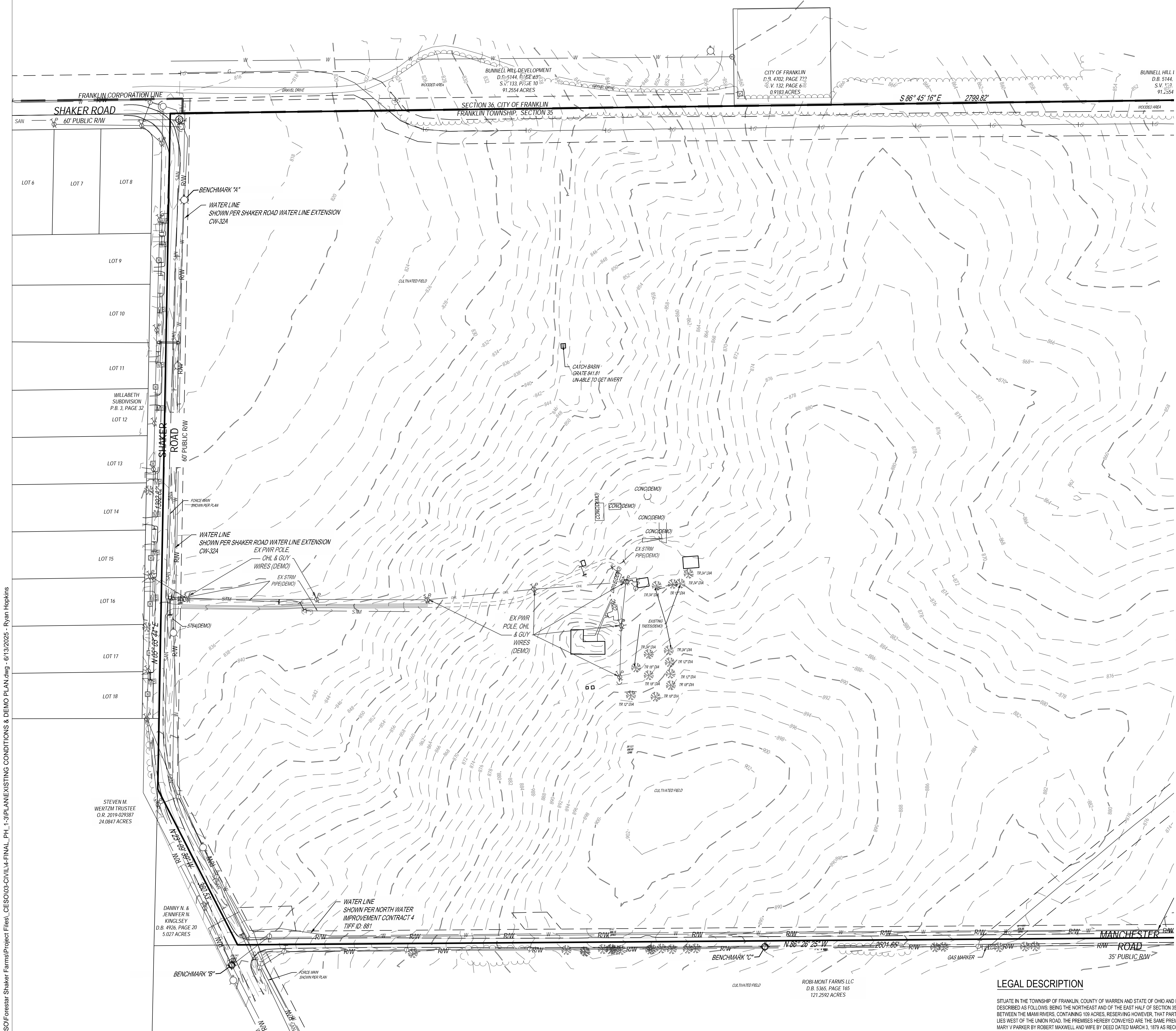
Project Number:	763884
Scale:	AS SHOWN
Drawn By:	SCR
Checked By:	JEE
Date:	JUNE 16, 2025
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Drawing Title:  
**DETAILS AND NOTES**



FORTY- EIGHT (48) HOURS  
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UTILITIES PROTECTION SERVICE





SYMBOL LEGEND:

- ANCHOR POLE
- INVERT
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- POWER LIGHT POLE
- POWER POLE
- TELEPHONE POLE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CABLE BOX
- GUY WIRE

MONUMENT LEGEND:

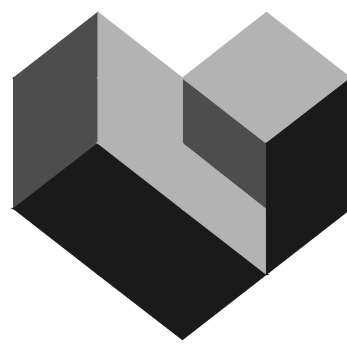
- IRON PIN FOUND AS NOTED
- 5/8" x 30" IRON PIN WITH "CESO" CAP SE
- MAG NAIL SET
- FENCE POST FOUND
- STONE FOUND
- MAG NAIL FOUND

LINE LEGEND:

- PROPERTY BOUNDARY
- ADJOINER LINE
- SECTION LINE
- FENCE LINE
- RIGHT-OF-WAY LINE
- EXISTING CORPORATION LINE
- OVERHEAD LINES
- WATER LINE
- STORM LINE
- SANITARY LINE
- TREE LINE

SURVEY NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO: COM-CIN-24-0016-OR WITH A COMMITMENT DATE OF FEBRUARY 5, 2024 AT 8:59 A.M.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WARREN COUNTY RECORDERS OFFICE LOCATED IN LEBANON, OHIO.
- OCCUPATION IN GENERAL MATCHED THE SURVEY.
- SOURCE DOCUMENTS USED AS SHOWN.
- HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE OHIO REAL TIME NETWORK (RTN) PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N39°31'33.82220", LONGITUDE W84°17'44.14211". PRO ECT HEIGHT 754.988' GROUND SCALE FACTOR 1.00009715313252.
- A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.
- THERE ARE NO PARKING SPACES ON THE SURVEYED PROPERTY.
- NO DIVISION OR PARTY WALLS OBSERVED ON THE SURVEYED PROPERTY.
- NO EVIDENCE OF RECENT EARTH MOVEMENT, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEY PROPERTY AT THE TIME OF THE FIELDWORK.
- NO CHANGES OF STREET RIGHT-OF-WAY LINES WERE PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.
- THERE WERE NO EASEMENTS FOR THE ROAD RIGHT-OF-WAYS PROVIDED IN THE TITLE COMMITMENT. RIGHT-OF-WAY LINES ARE SHOWN PER EXISTING SURVEY RECORDS.



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**FORESTAR**  
**SHAKER FARMS**  
**PH 1, 2 & 3**  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

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Project Number: 763884  
Scale: AS SHOWN  
Drawn By: SCR  
Checked By: JEE  
Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**EXISTING CONDITIONS & DEMO**

LEGAL DESCRIPTION

SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF WARREN AND STATE OF OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING THE NORTHEAST AND OF THE EAST HALF OF SECTION 35, TOWN 3 OF RANGE 4 BETWEEN THE MAH RIVERS, CONTAINING 100 ACRES, RESERVING HOWEVER, THAT PART OF SAID TRACT THAT LIES WEST OF THE UNION ROAD. THE PREMISES HEREBY CONVEYED ARE THE SAME PREMISES CONVEYED TO MARY V PARKER BY ROBERT MAXWELL AND WIFE BY DEED DATED MARCH 3, 1879 AS RECORDED IN DEED BOOK 57, PAGE 22 OF THE RECORDS OF SAID COUNTY, EXCEPTING THAT NO RESERVATION IS MADE FOR A ROAD WAY AS SPECIFIED IN SAID DEED, AND BEING ALSO THE SAME PREMISES CONVEYED TO MARY V PARKER BY SAID MARY V PARKER AND HER HUSBAND BY DEED DATED FEBRUARY 8, 1896, RECORDED IN DEED BOOK 76, PAGE 37 OF THE RECORDS OF SAID COUNTY.

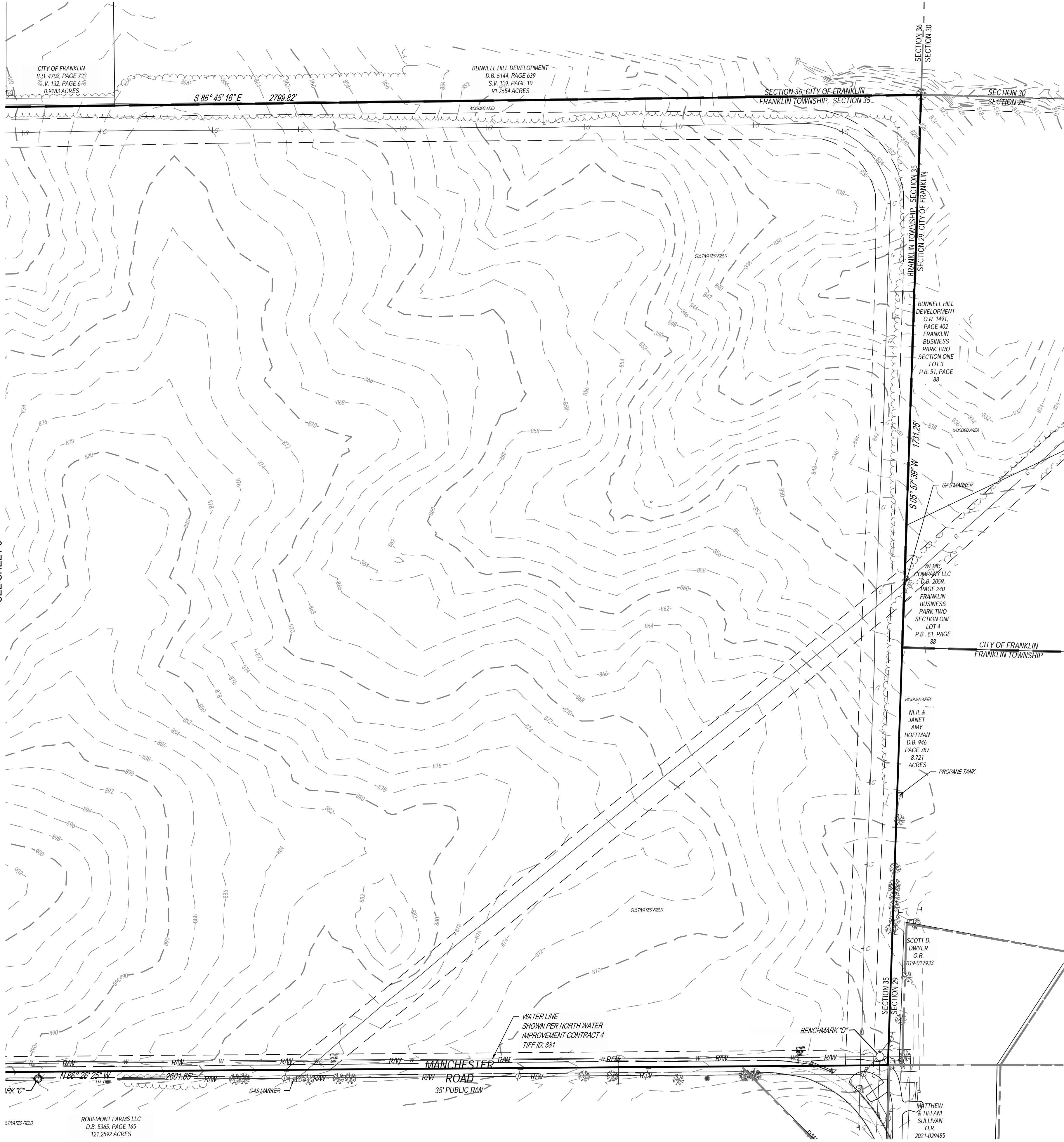
NOTE: PER THE WARREN COUNTY ENGINEERS OFFICE THE LEGAL DESCRIPTION IS INADEQUATE AND MUST BE CORRECTED BEFORE THE NEXT TRANSFER



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



SEE SHEET 6



SYMBOL LEGEND:

- ANCHOR POLE
- INVERT
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- POWER LIGHT POLE
- POWER POLE
- TELEPHONE POLE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CABLE BOX
- GUY WIRE

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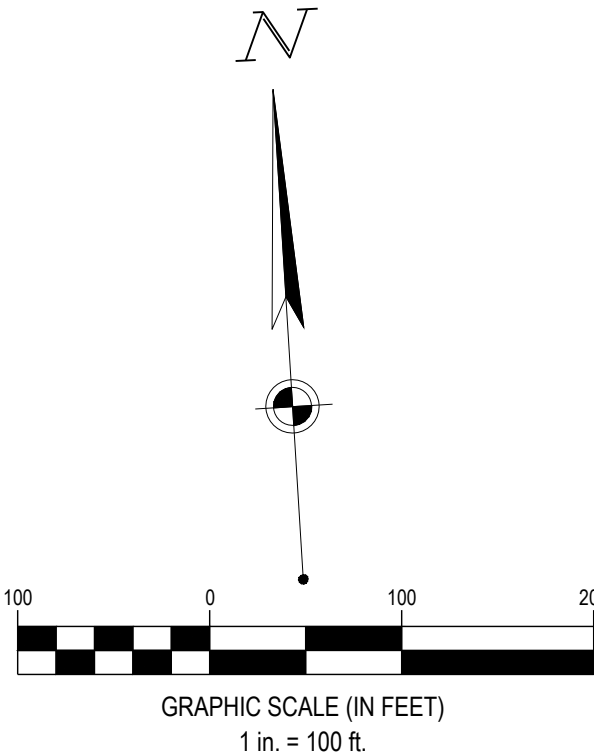
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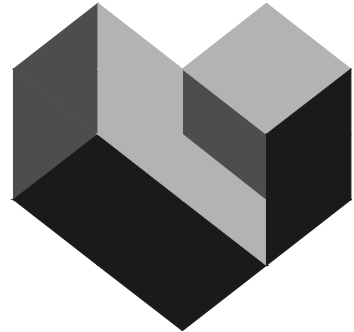
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MONUMENT LEGEND:

- IRON PIN FOUND AS NOTED
- 5/8" x 30" IRON PIN WITH "CESO" CAP SET
- MAG NAIL SET
- FENCE POST FOUND
- STONE FOUND
- MAG NAIL FOUND



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FORESTAR

# SHAKER FARMS PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions

ID	Description	Date
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Project Number: 763884

Scale: AS SHOWN

Drawn By: SCR

Checked By: JEE

Date: JUNE 16, 2025

Issue: FINAL DEVELOPMENT PLAN

Drawing Title:

**EXISTING CONDITIONS  
& DEMO PLAN -  
EXISTING CONDITIONS  
& DEMO (2)**

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## PH 1, 2 & 3

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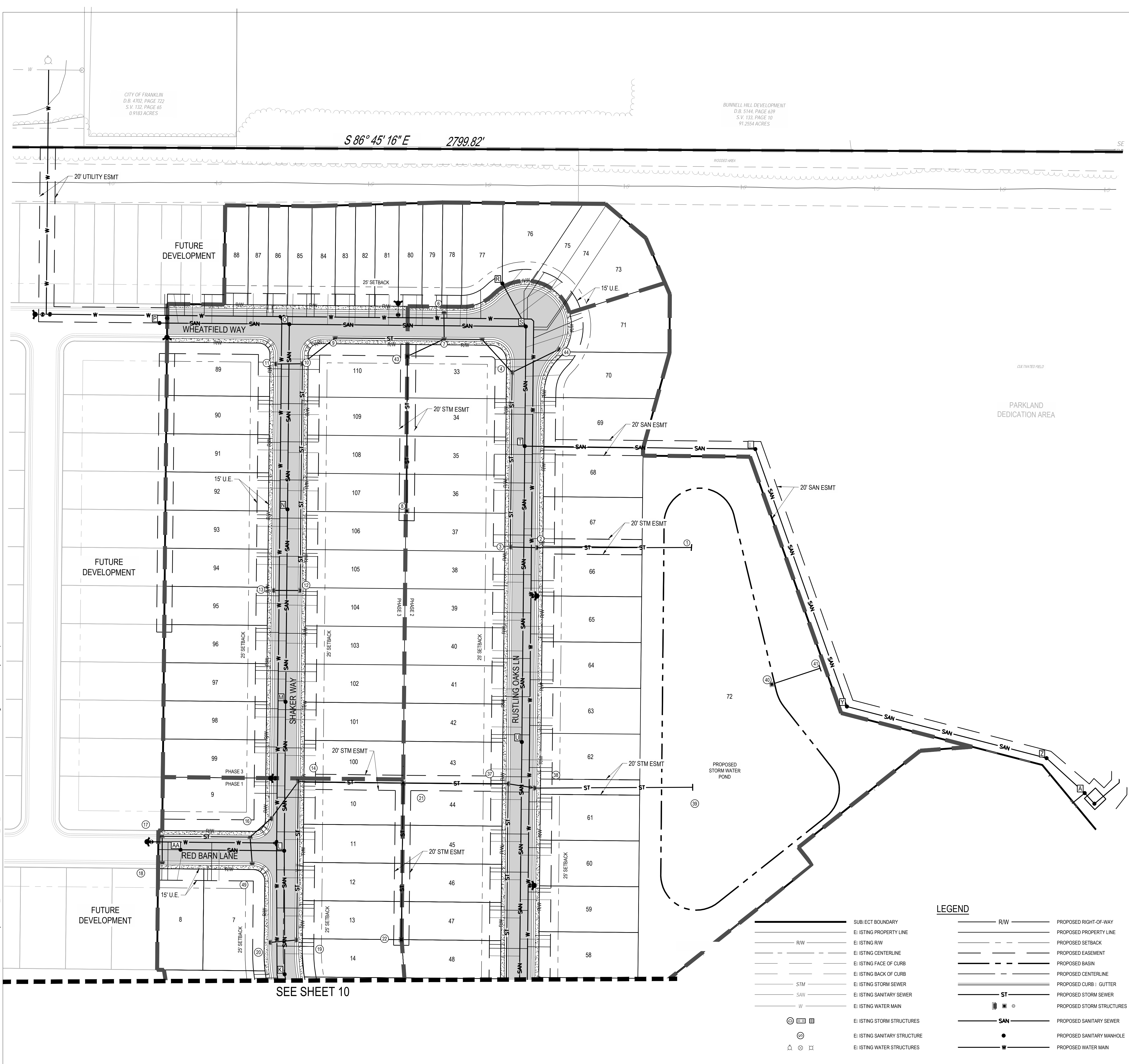
Date: JUNE 16 2025

Issue: FINAL DEVELOPMENT PLAN

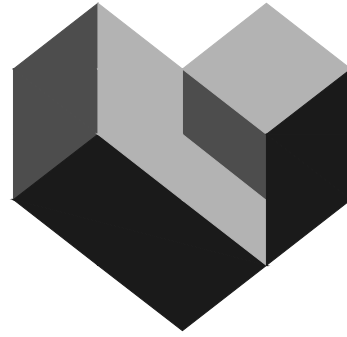
Drawing Title:

## OVERALL UTILITY PLAN





C:\D:\ACC\Draws\CESO\Farm\Project Files\CESO\03-CIVIL\4-FINAL\_PH\_1-3\PLAN\OVERALL UTILITY PLAN.dwg - 6/13/2025 - Ryan Hopkins



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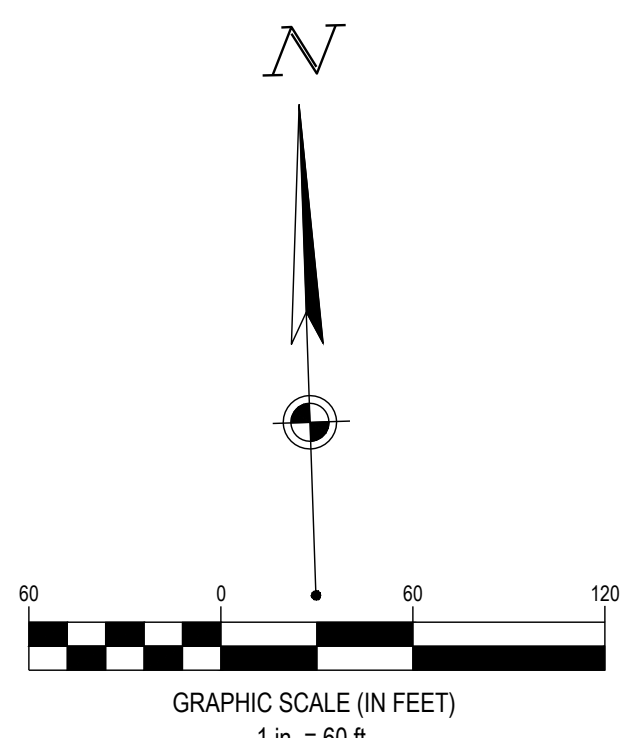
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
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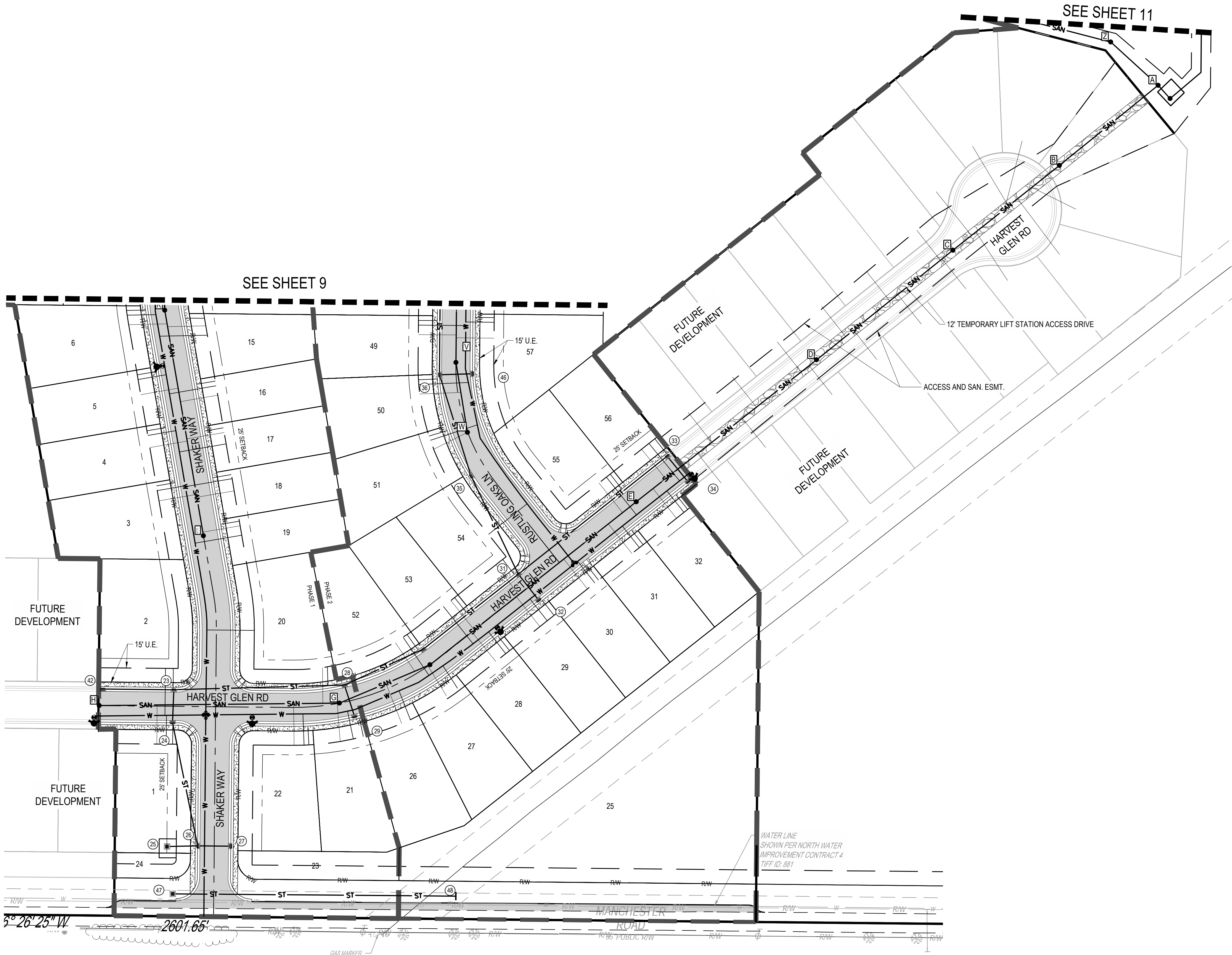
Project Number: 763884  
Scale: AS SHOWN  
Drawn By: SCR  
Checked By: JEE  
Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**UTILITY PLAN**

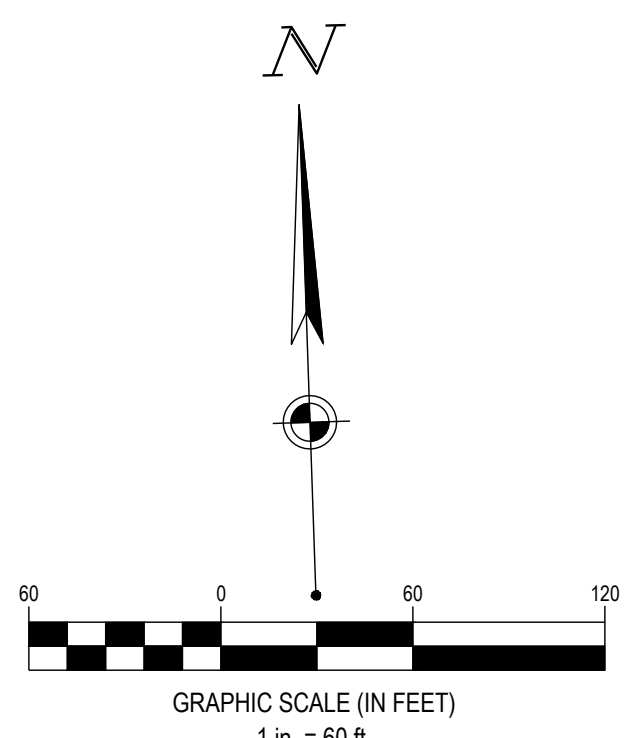


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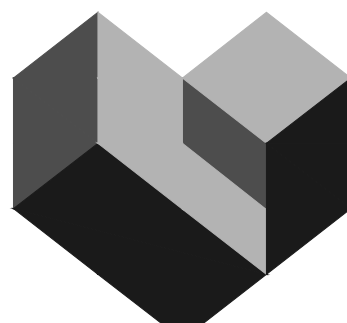




- |     |                              |     |                            |
|-----|------------------------------|-----|----------------------------|
| --- | SUBJECT BOUNDARY             | --- | PROPOSED RIGHT-OF-WAY      |
| --- | E: ISTING PROPERTY LINE      | --- | PROPOSED PROPERTY LINE     |
| --- | R/W                          | --- | PROPOSED SETBACK           |
| --- | E: ISTING R/W                | --- | PROPOSED EASEMENT          |
| --- | E: ISTING CENTERLINE         | --- | PROPOSED BASIN             |
| --- | E: ISTING FACE OF CURB       | --- | PROPOSED CENTERLINE        |
| --- | E: ISTING BACK OF CURB       | --- | PROPOSED CURB & GUTTER     |
| --- | STM                          | --- | PROPOSED STORM SEWER       |
| --- | E: ISTING STORM SEWER        | --- | PROPOSED STORM STRUCTURES  |
| --- | SAN                          | --- | PROPOSED SANITARY SEWER    |
| --- | E: ISTING SANITARY SEWER     | --- | PROPOSED SANITARY MAINHOLE |
| --- | E: ISTING WATER MAIN         | --- | PROPOSED WATER MAIN        |
| --- | E: ISTING STORM STRUCTURES   |     |                            |
| --- | E: ISTING SANITARY STRUCTURE |     |                            |
| --- | E: ISTING WATER STRUCTURES   |     |                            |



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**SHAKER FARMS**  
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MANCHESTER ROAD AND SHAKER ROAD  
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Drawing Title:  
**UTILITY PLAN**

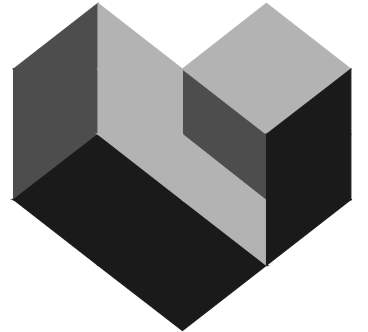




	SUBJECT BOUNDARY		PROPOSED RIGHT-OF-WAY
	E: I:STING PROPERTY LINE		PROPOSED PROPERTY LINE
	E: I:STING R/W		PROPOSED SETBACK
	E: I:STING CENTERLINE		PROPOSED EASEMENT
	E: I:STING FACE OF CURB		PROPOSED BASIN
	E: I:STING BACK OF CURB		PROPOSED CENTERLINE
	E: I:STING STORM SEWER		PROPOSED CURB / GUTTER
	E: I:STING SANITARY SEWER		PROPOSED STORM SEWER
	E: I:STING WATER MAIN		PROPOSED STORM STRUCTURES
	E: I:STING STORM STRUCTURES		PROPOSED SANITARY SEWER
	E: I:STING SANITARY STRUCTURE		PROPOSED SANITARY MANHOLE
	E: I:STING WATER STRUCTURES		PROPOSED WATER MAIN
	E: I:STING WETLAND (TO REMAIN)		PROPOSED HYDRANT/VALVE
	E: I:STING WETLAND (TO BE MITIGATED)		



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FORESTAR

# SHAKER FARMS PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

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Drawing Title:  
**UTILITY OFFSITE  
CONNECTION PLAN**





**GRAPHIC SCALE (IN FEET)**

**HORIZONTAL**  
1 in. = 40 ft

**VERTICAL**  
1 in. = 5 ft

The graphic scale consists of two parts. The horizontal part is a black and white checkered bar with markings at 0, 20, and 40 feet. The vertical part is a black and white checkered bar with markings at 0, 5, and 10 feet.



# SHAKER FARMS

## PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Project Number:	76388
Scale:	AS SHOWN
Drawn By:	SCOTT
Checked By:	JEFF
Date:	JUNE 16, 202
Issue:	FINAL DEVELOPMENT PLAN

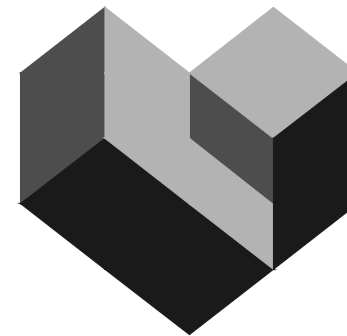
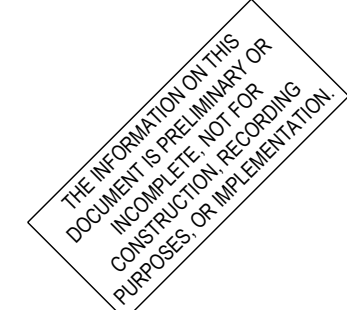
Drawing Title:  
**HARVEST GLEN RD  
PLAN & PROFILE**





Project Number:	763884
Scale:	AS SHOWN
Drawn By:	SCR
Checked By:	JEE
Date:	JUNE 16, 2025
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13



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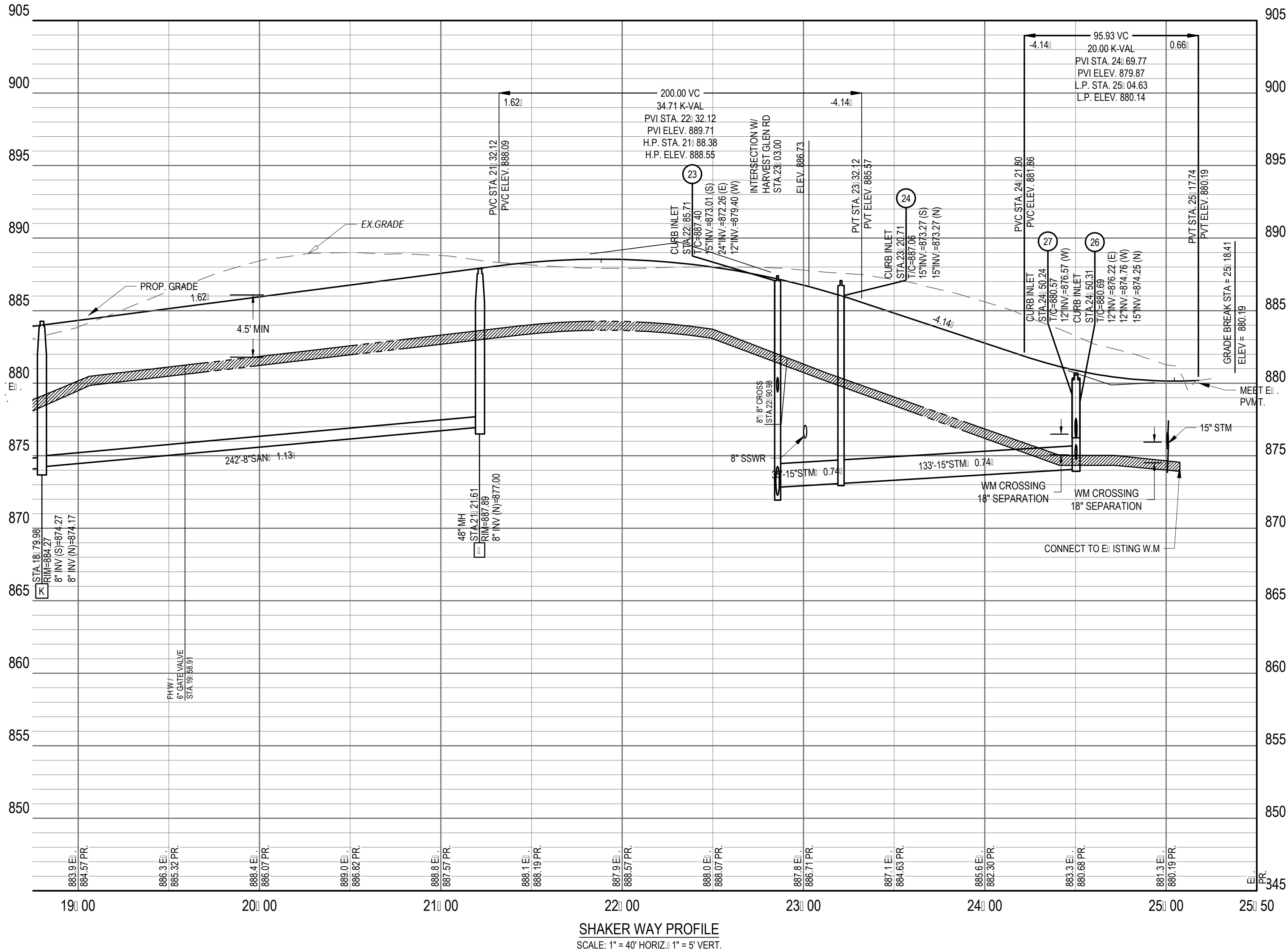
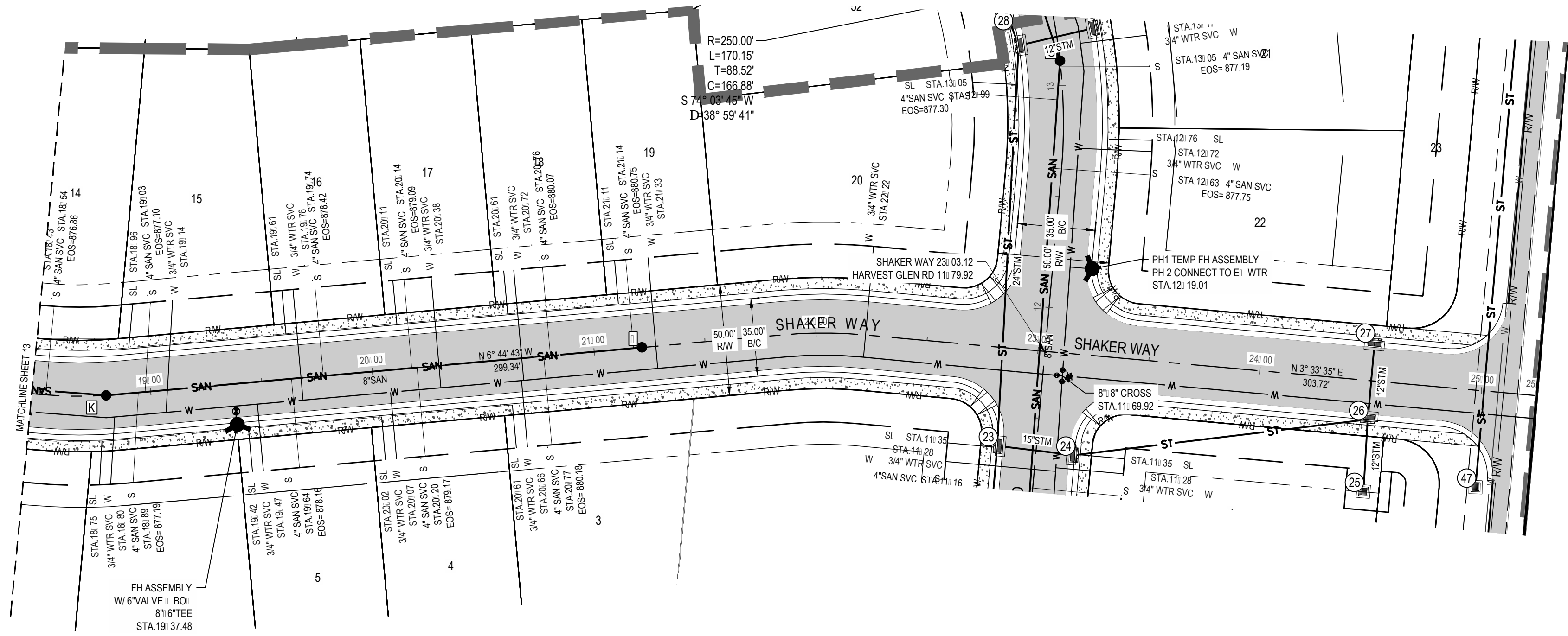
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# SHAKER FARMS

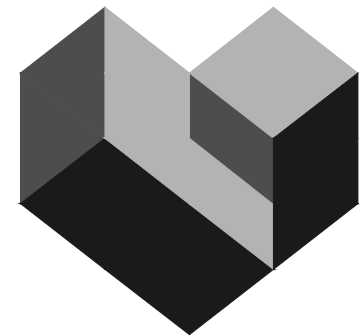
## PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH





FORTY-EIGHT (48) HOURS  
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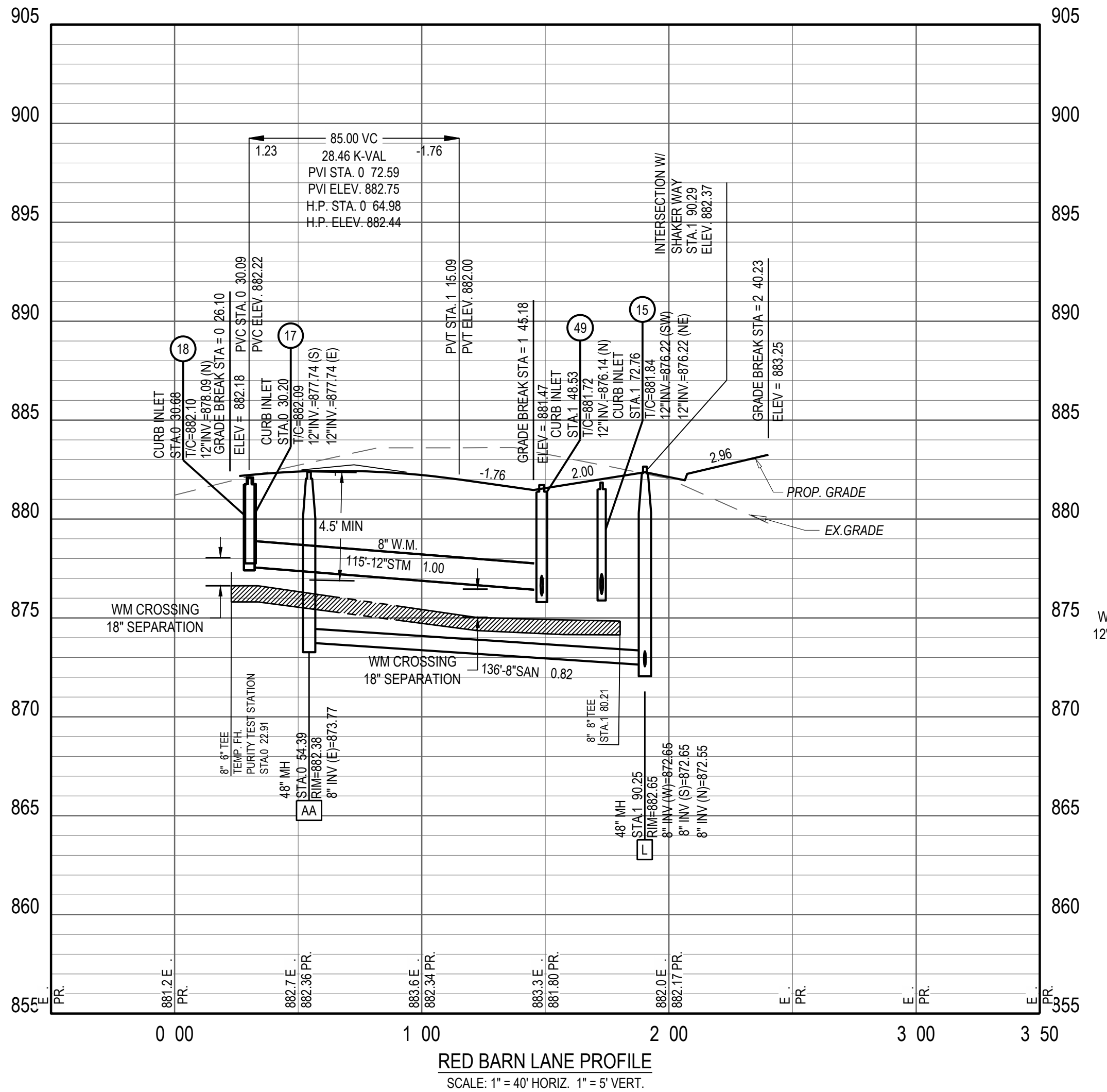
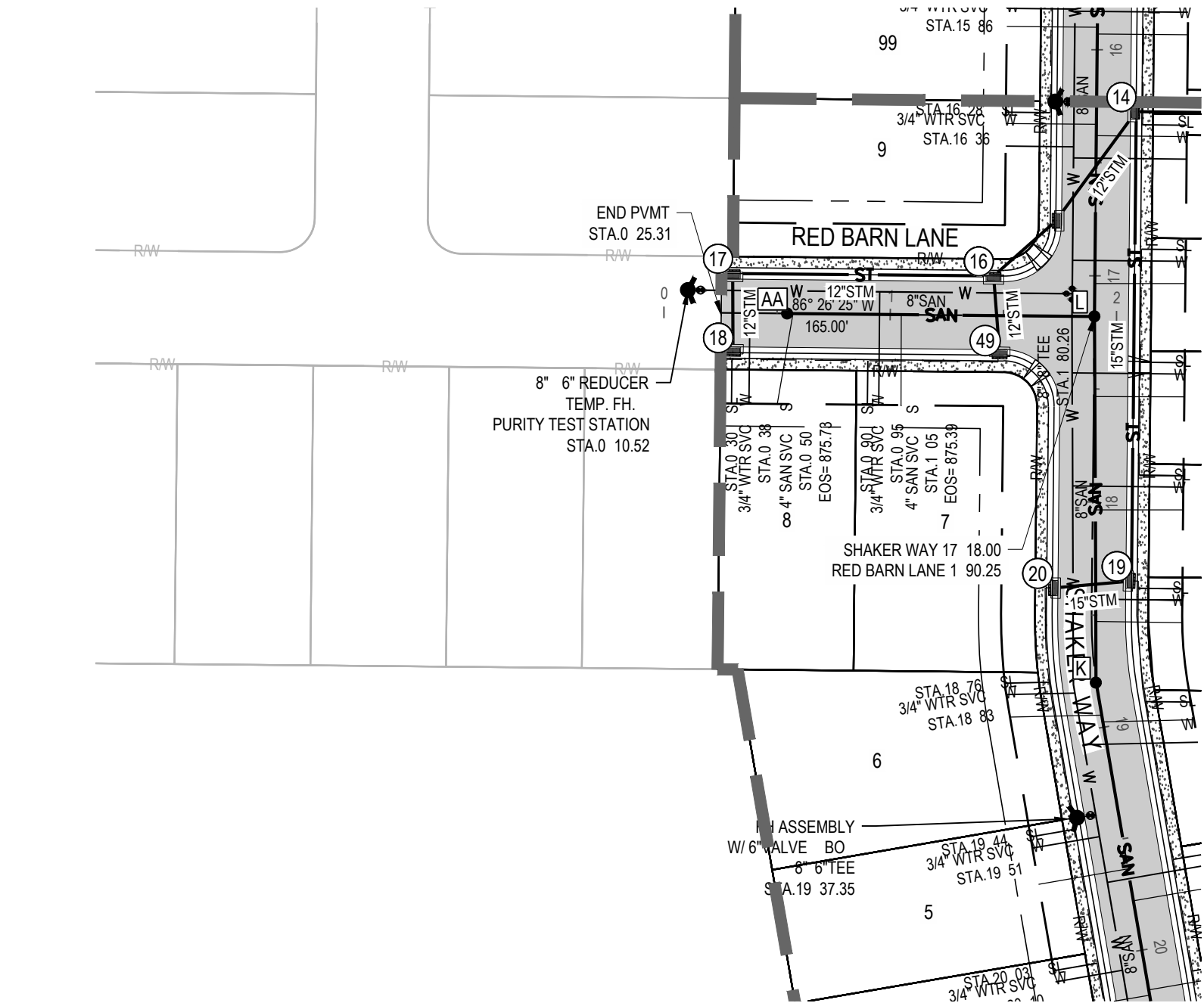
# SHAKER FARMS PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

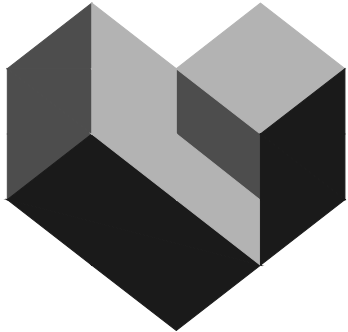
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ID	Description	Date

Project Number: 763884  
Scale: AS SHOWN  
Drawn By: SCR  
Checked By: JEE  
Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**SHAKER WAY PLAN & PROFILE**



FORTY-EIGHT (48) HOURS  
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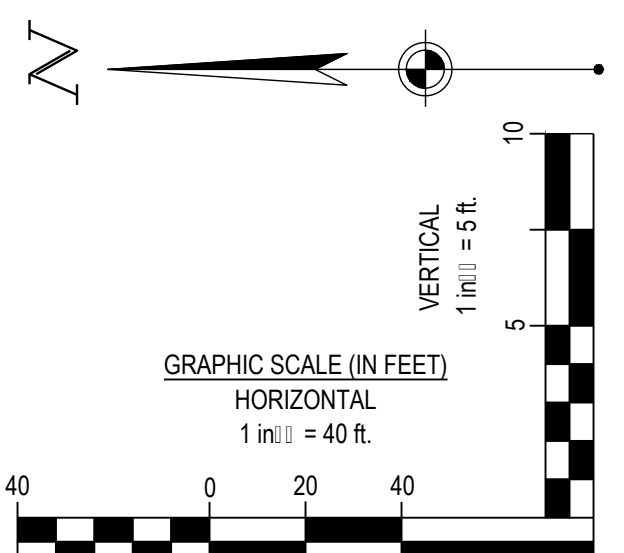
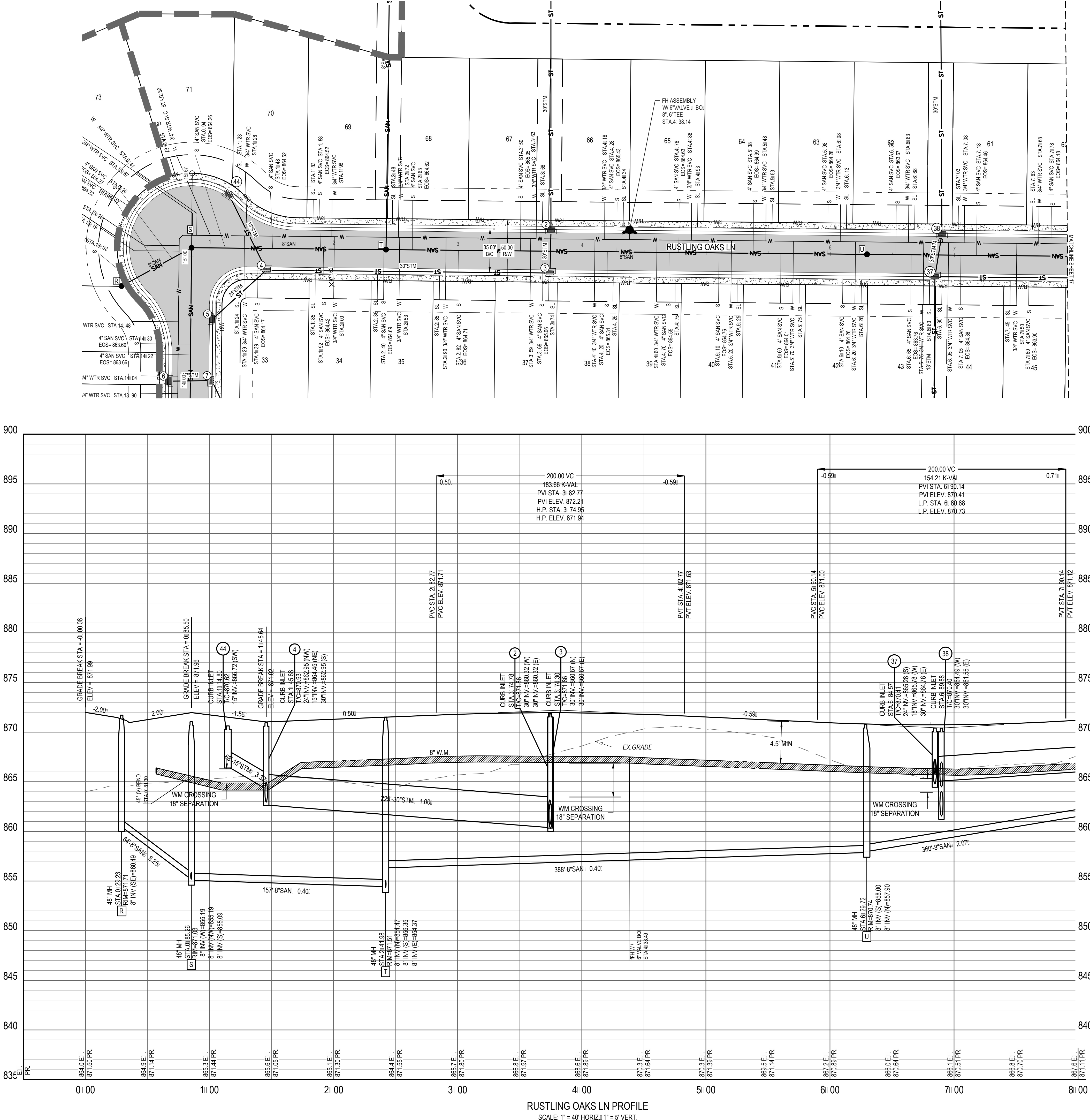
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**SHAKER FARMS  
PH 1, 2 & 3**  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

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Checked By: JEE  
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Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**RED BARN LANE PLAN  
& PROFILE**





FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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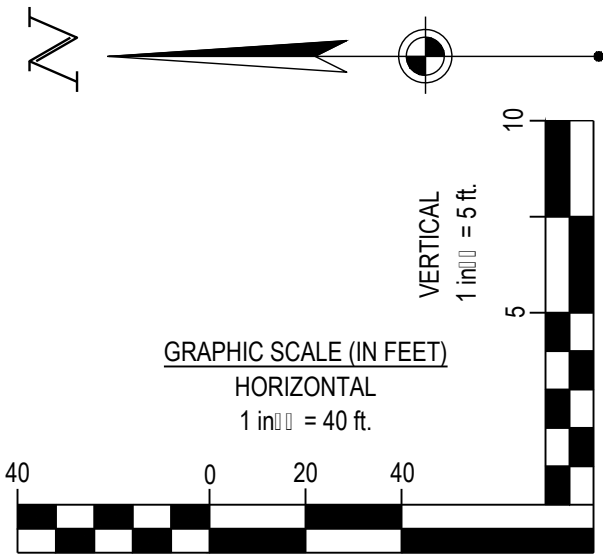
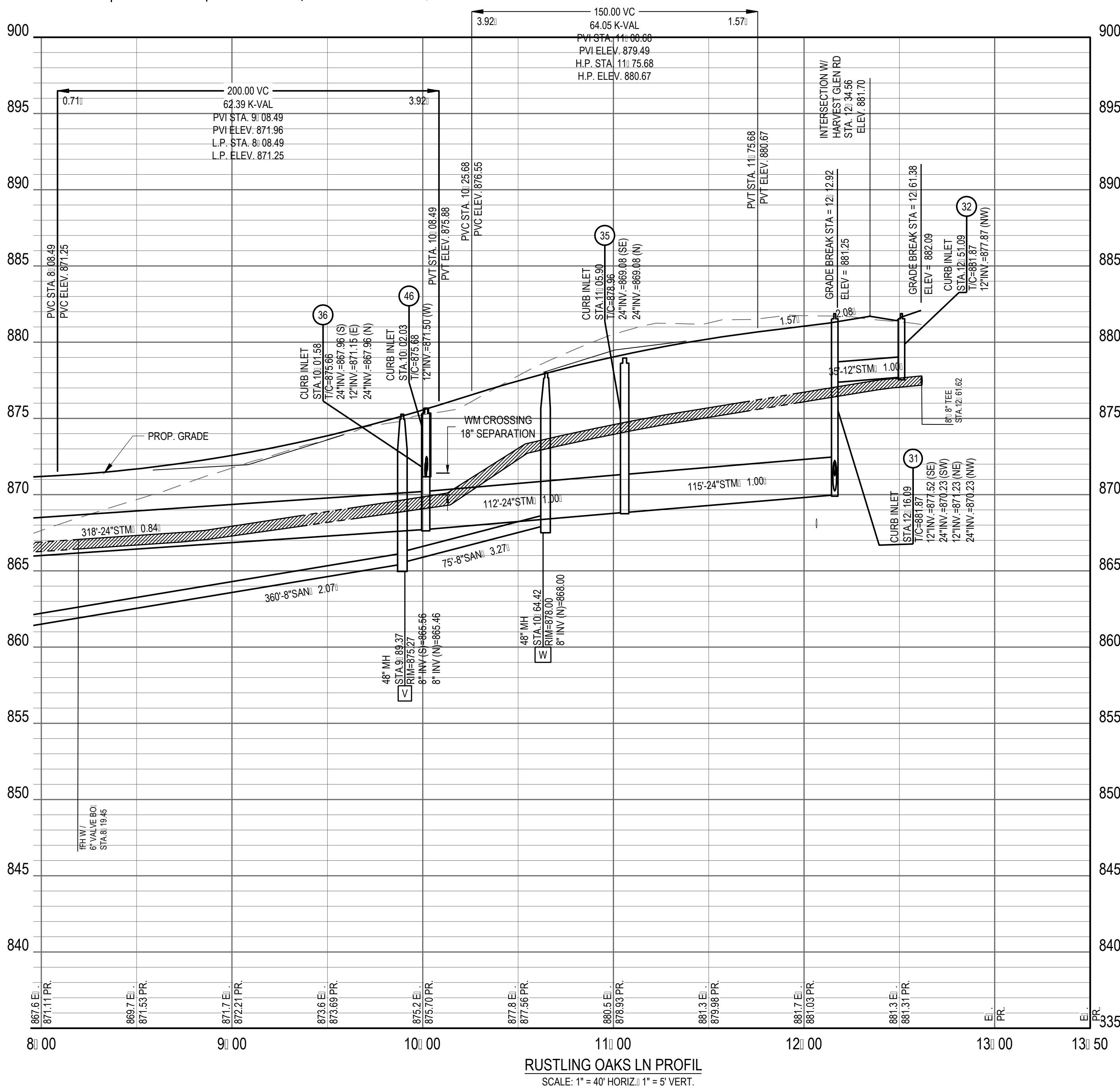
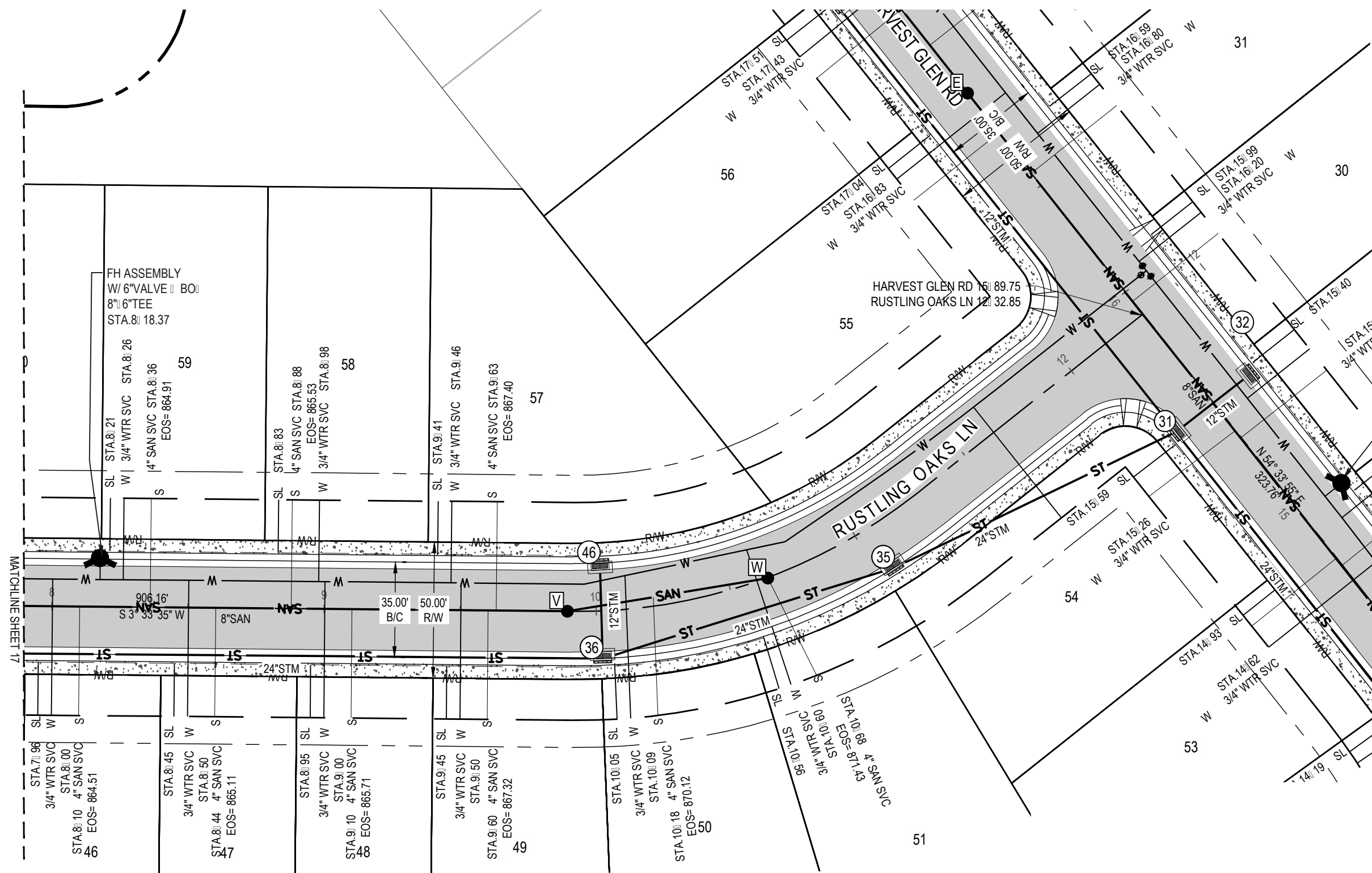
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MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
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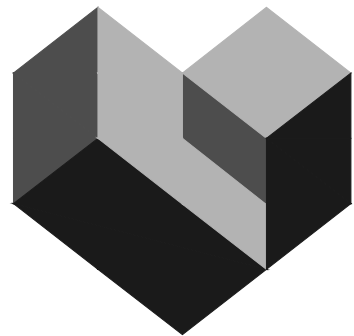
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Issue: FINAL DEVELOPMENT PLAN

**RUSTLING OAKS LN**  
**PLAN & PROFILE**





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MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

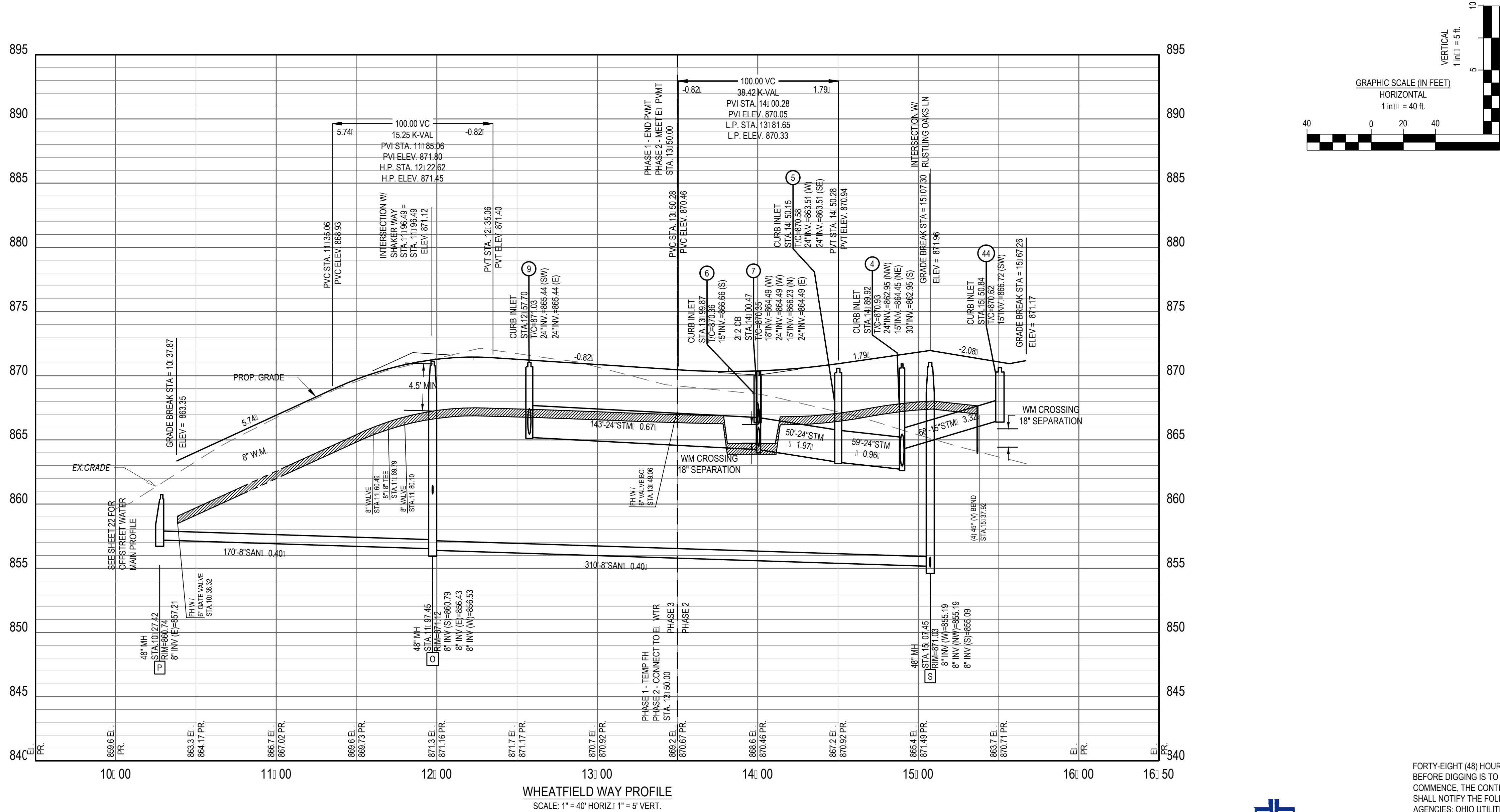
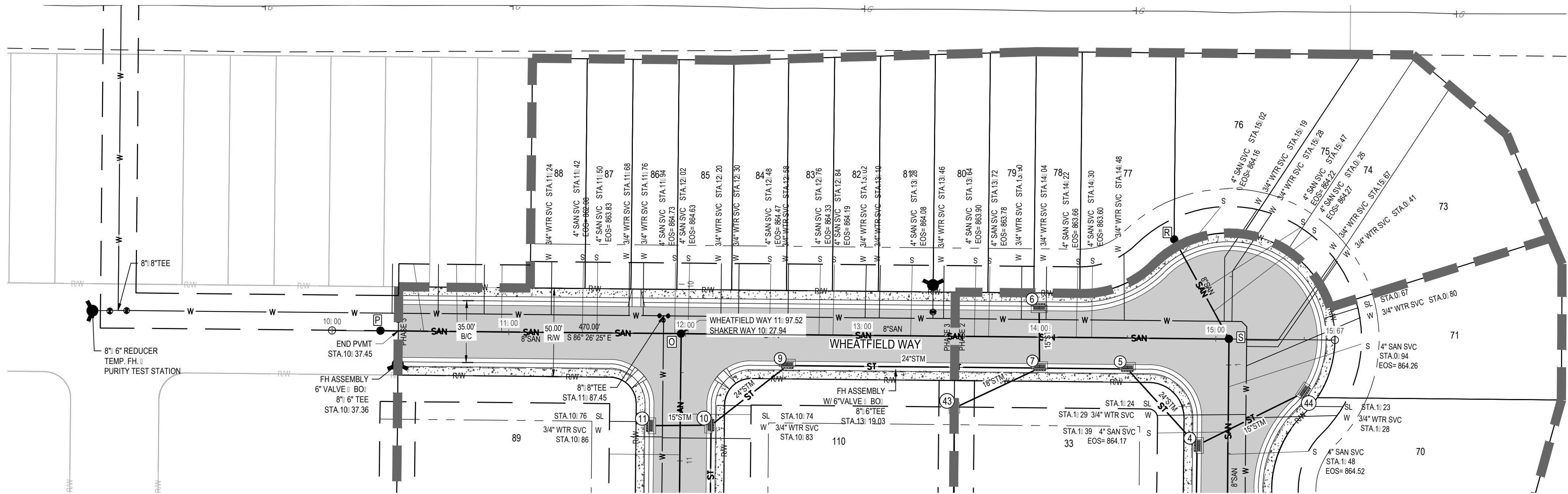
Revisions / Submissions

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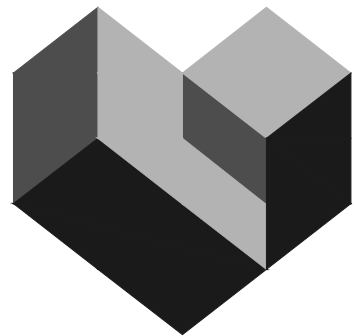
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Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**RUSTLING OAKS LN  
PLAN & PROFILE**





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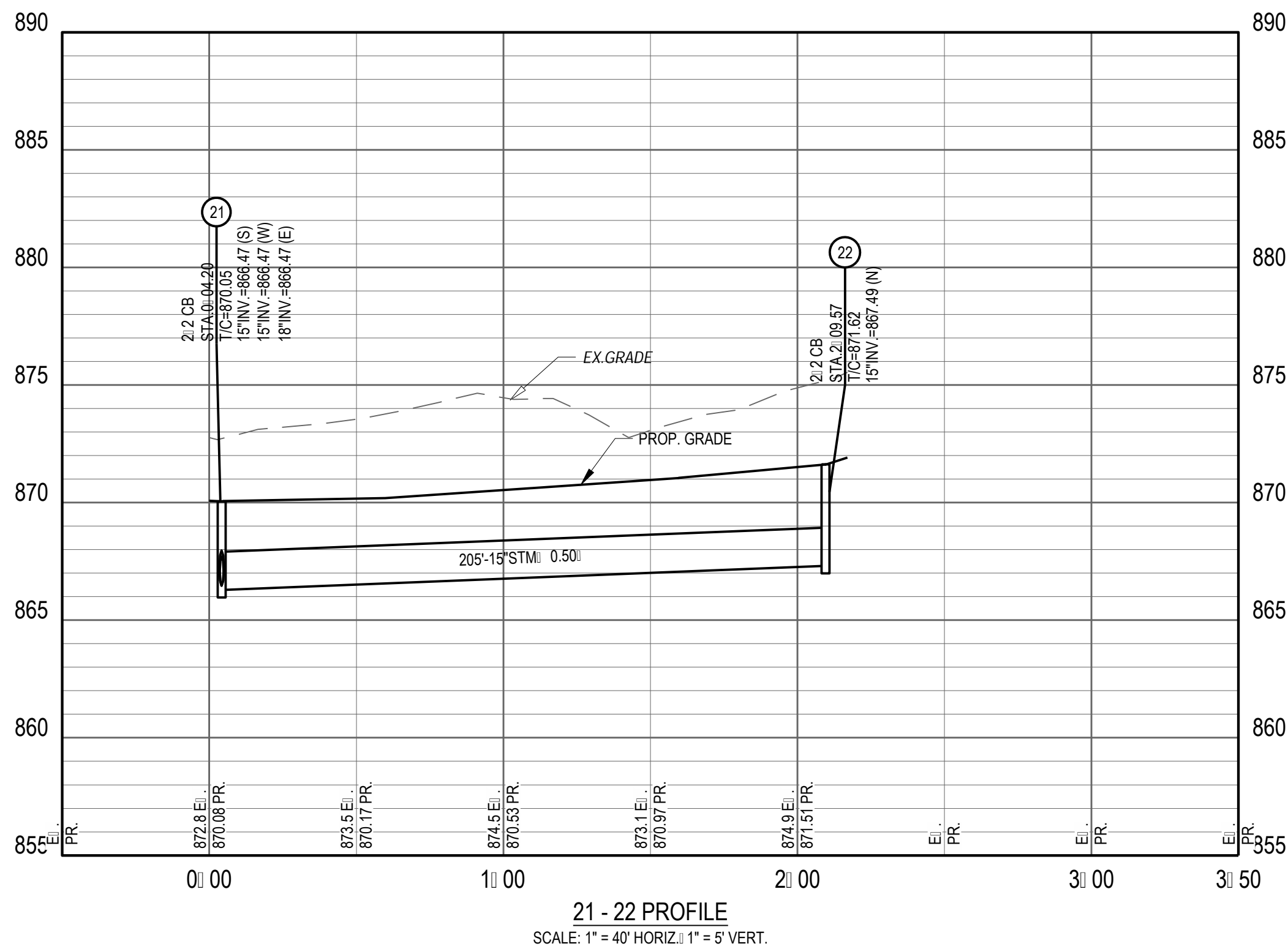
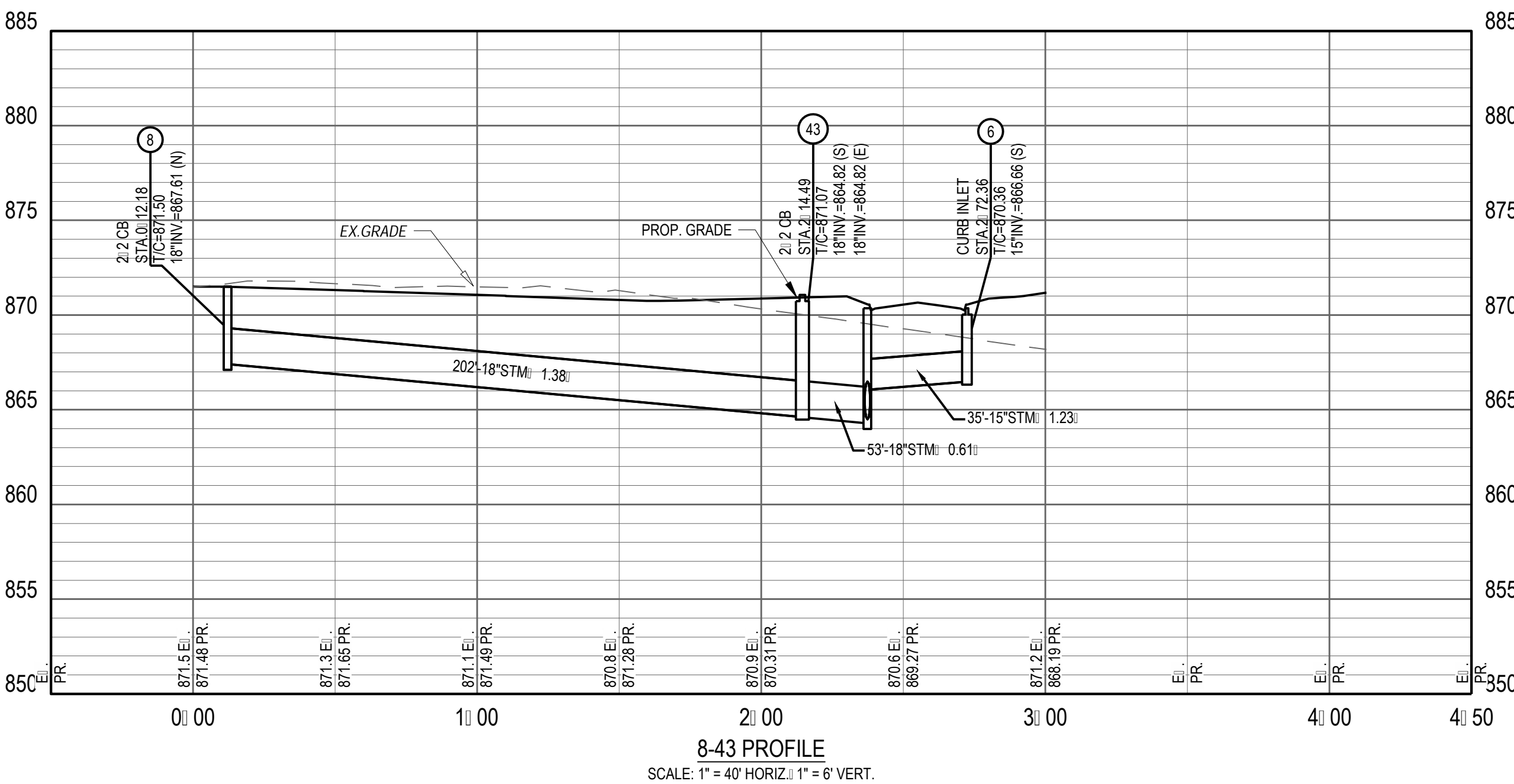
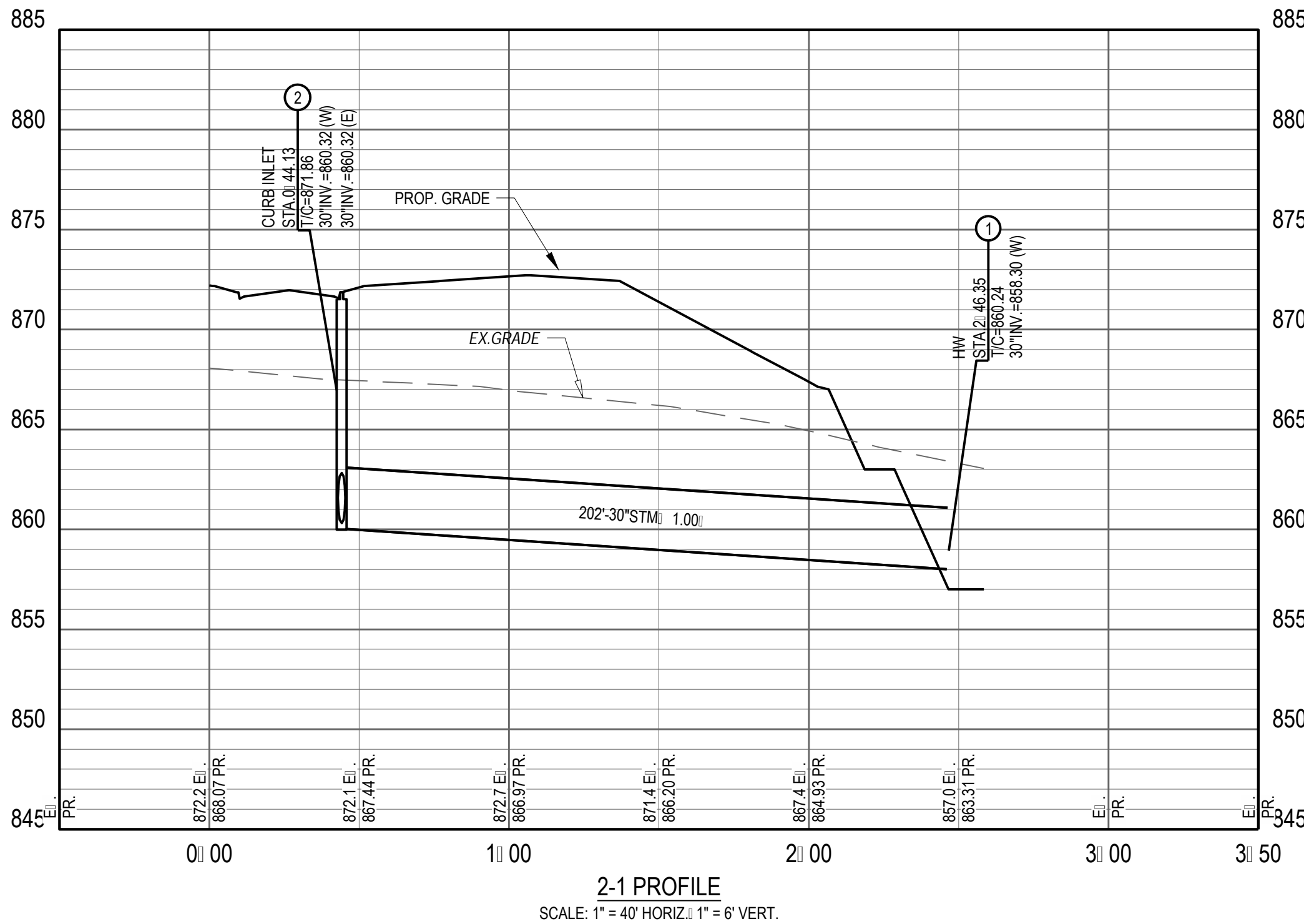
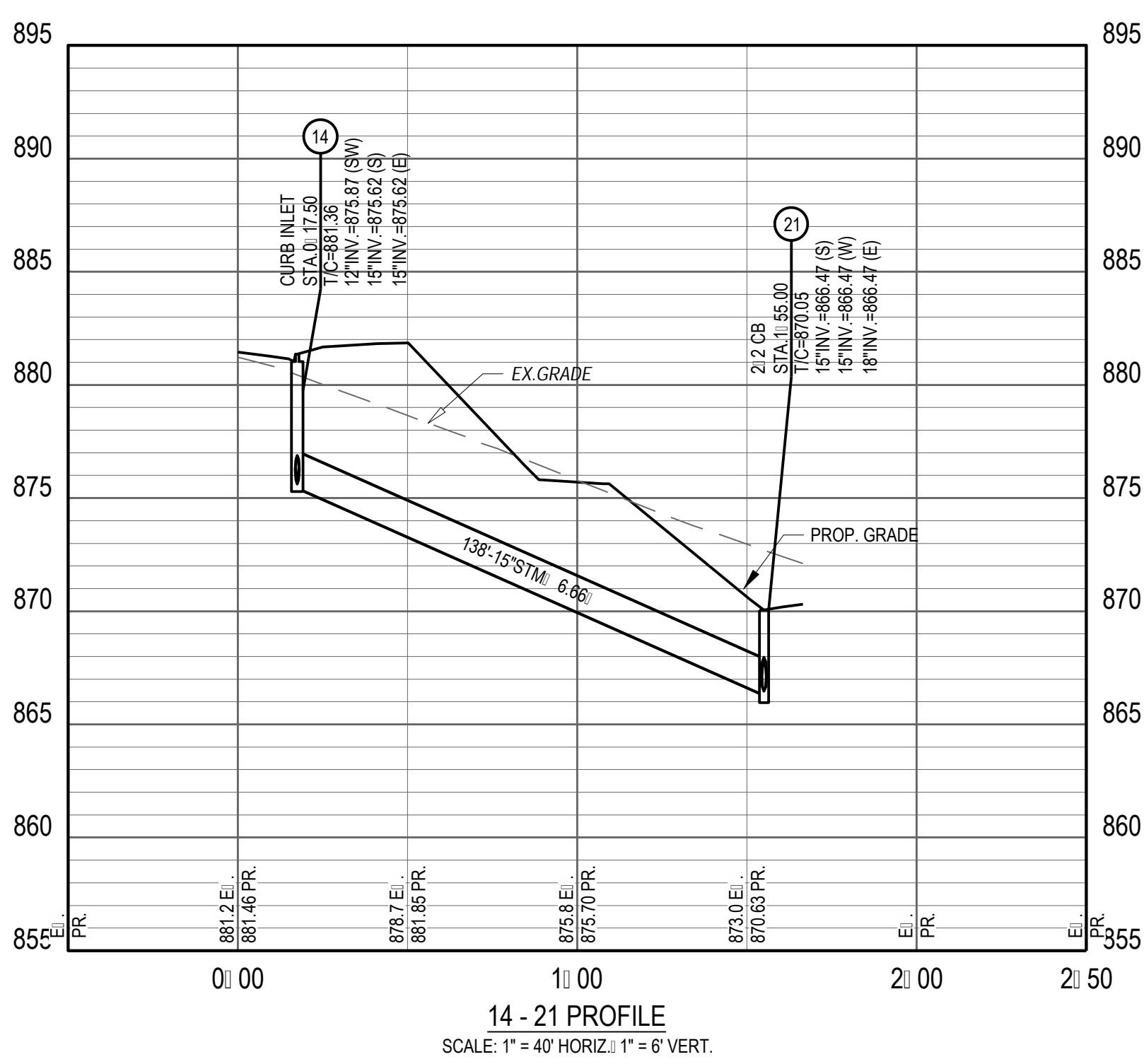
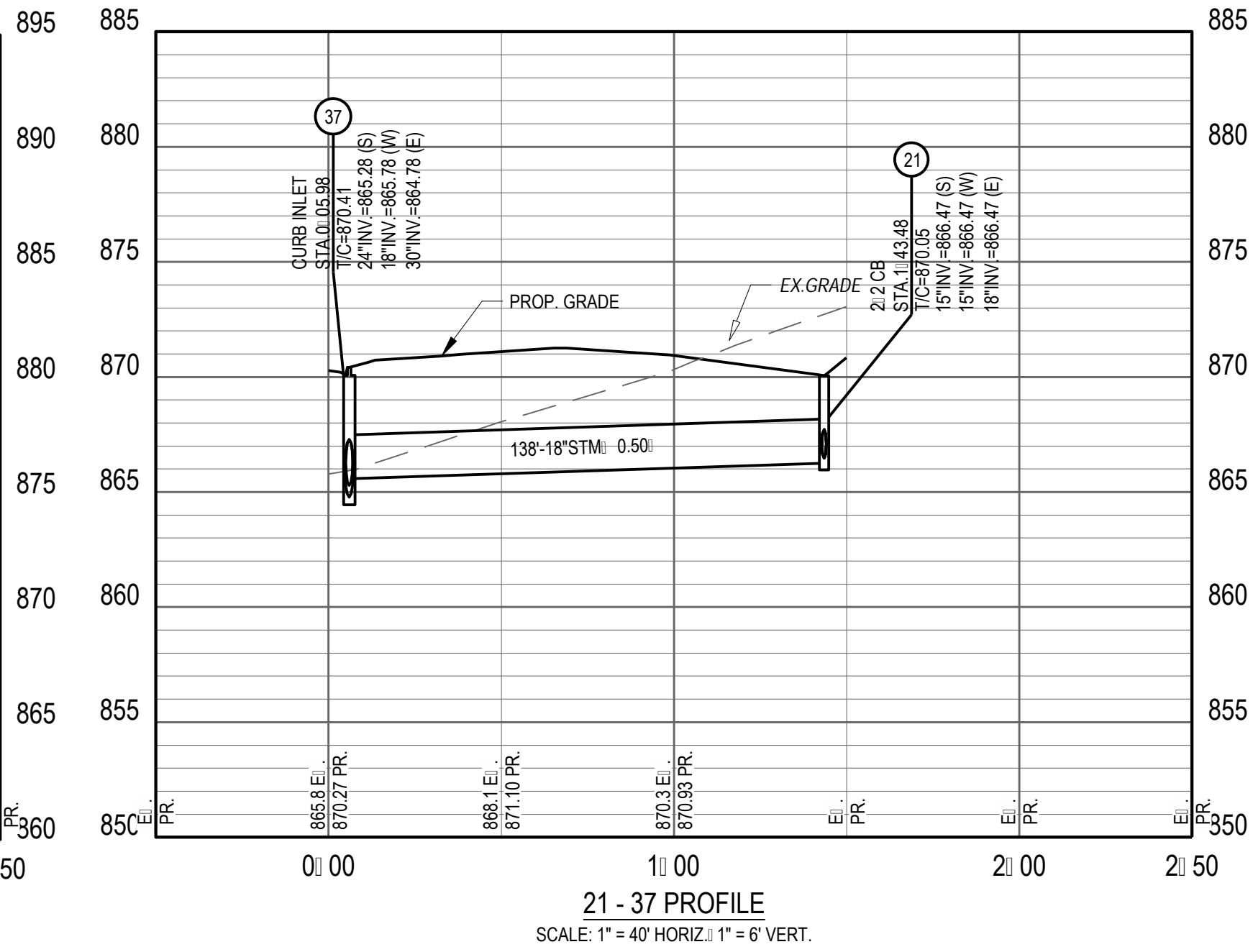
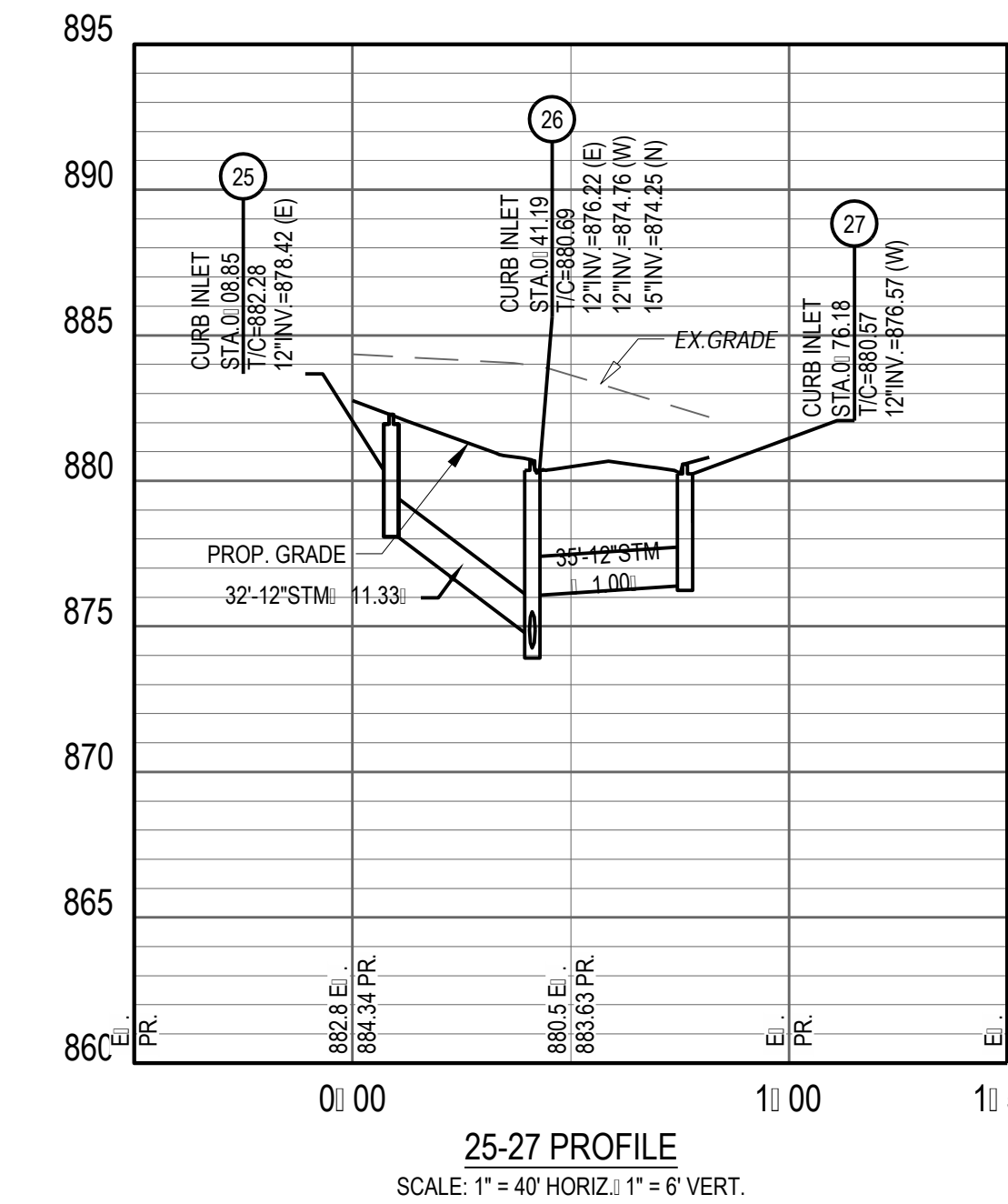
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

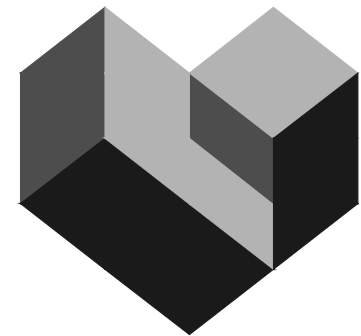
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Checked By: JEE  
Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**WHEATFIELD WAY  
PLAN & PROFILE**





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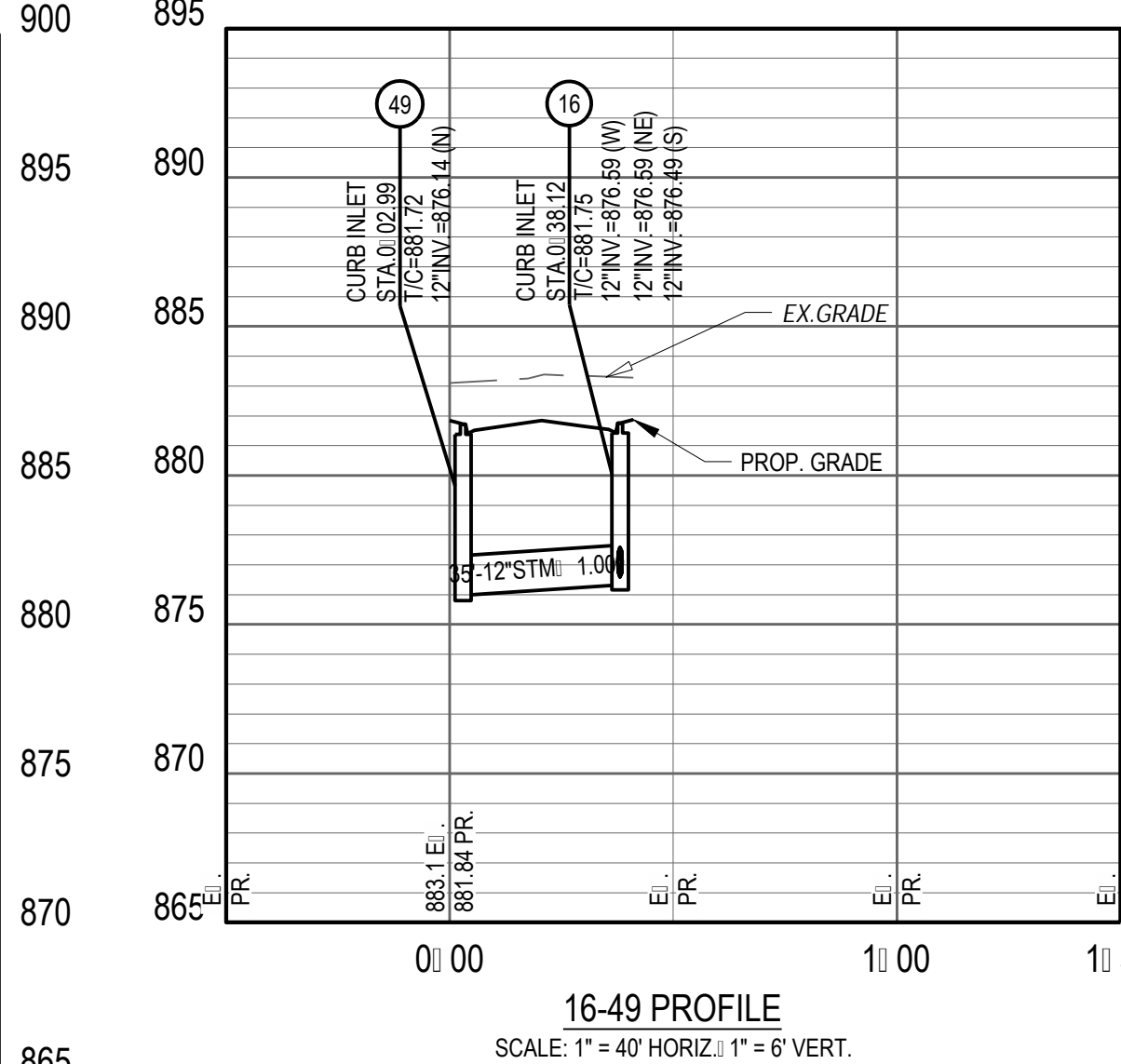
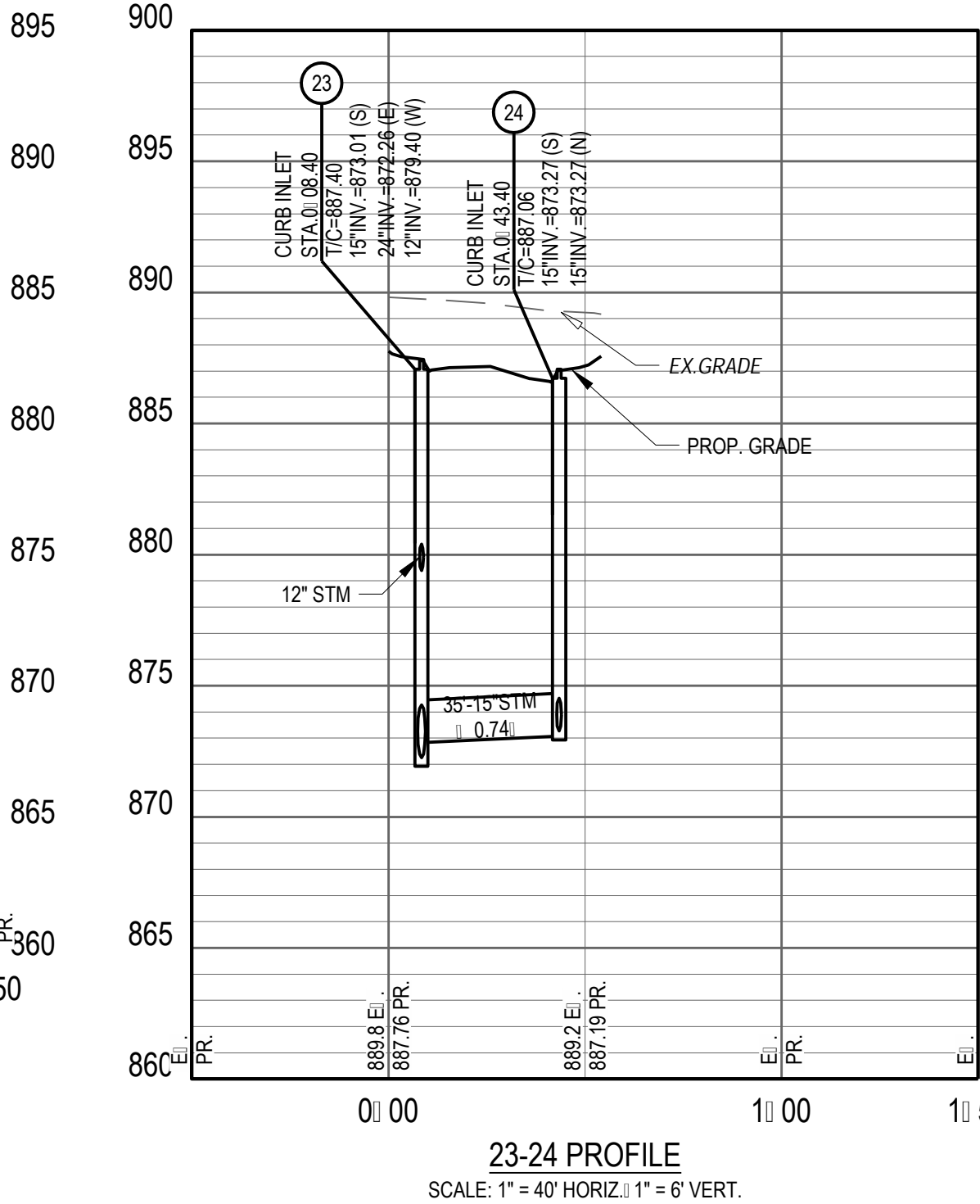
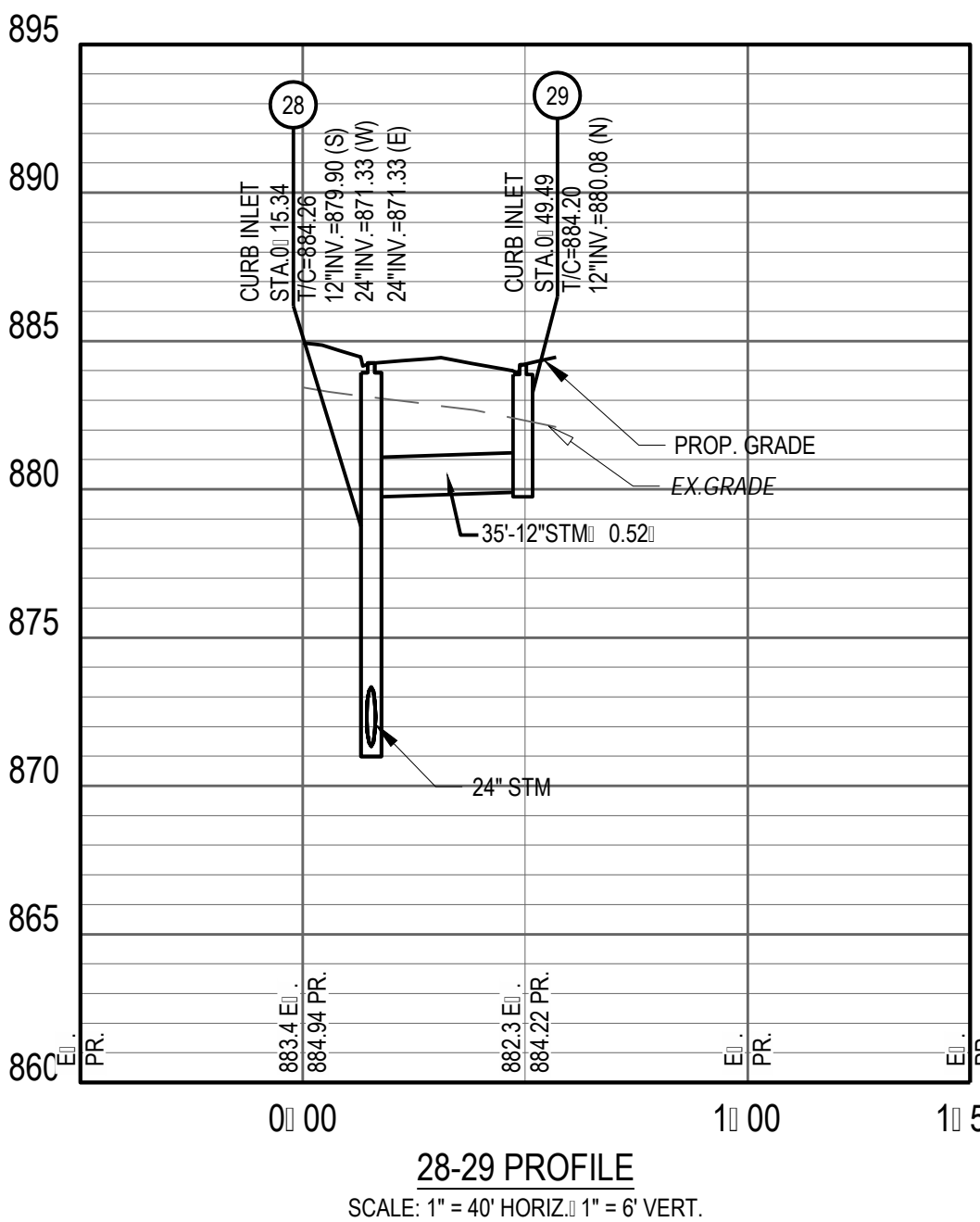
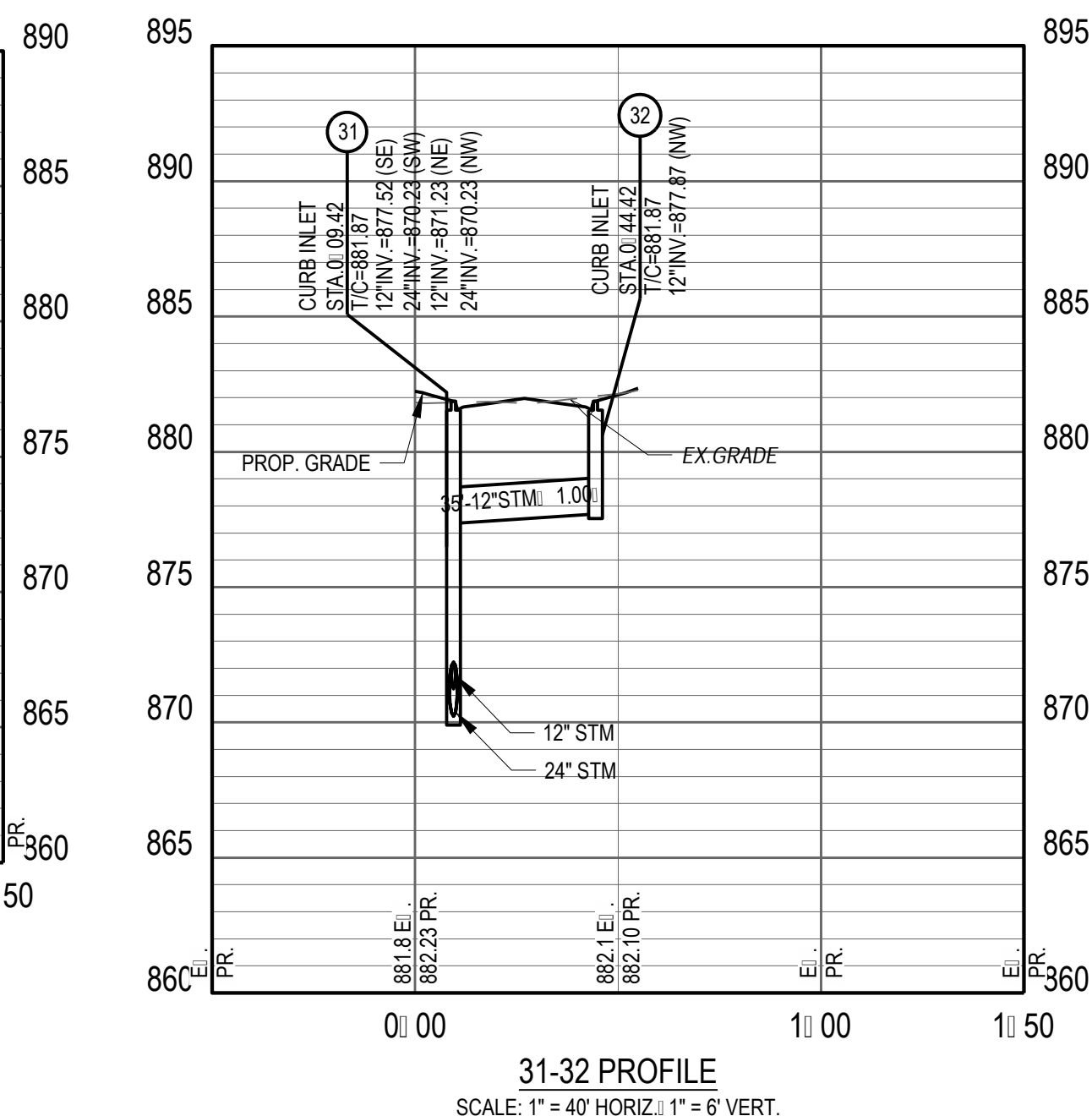
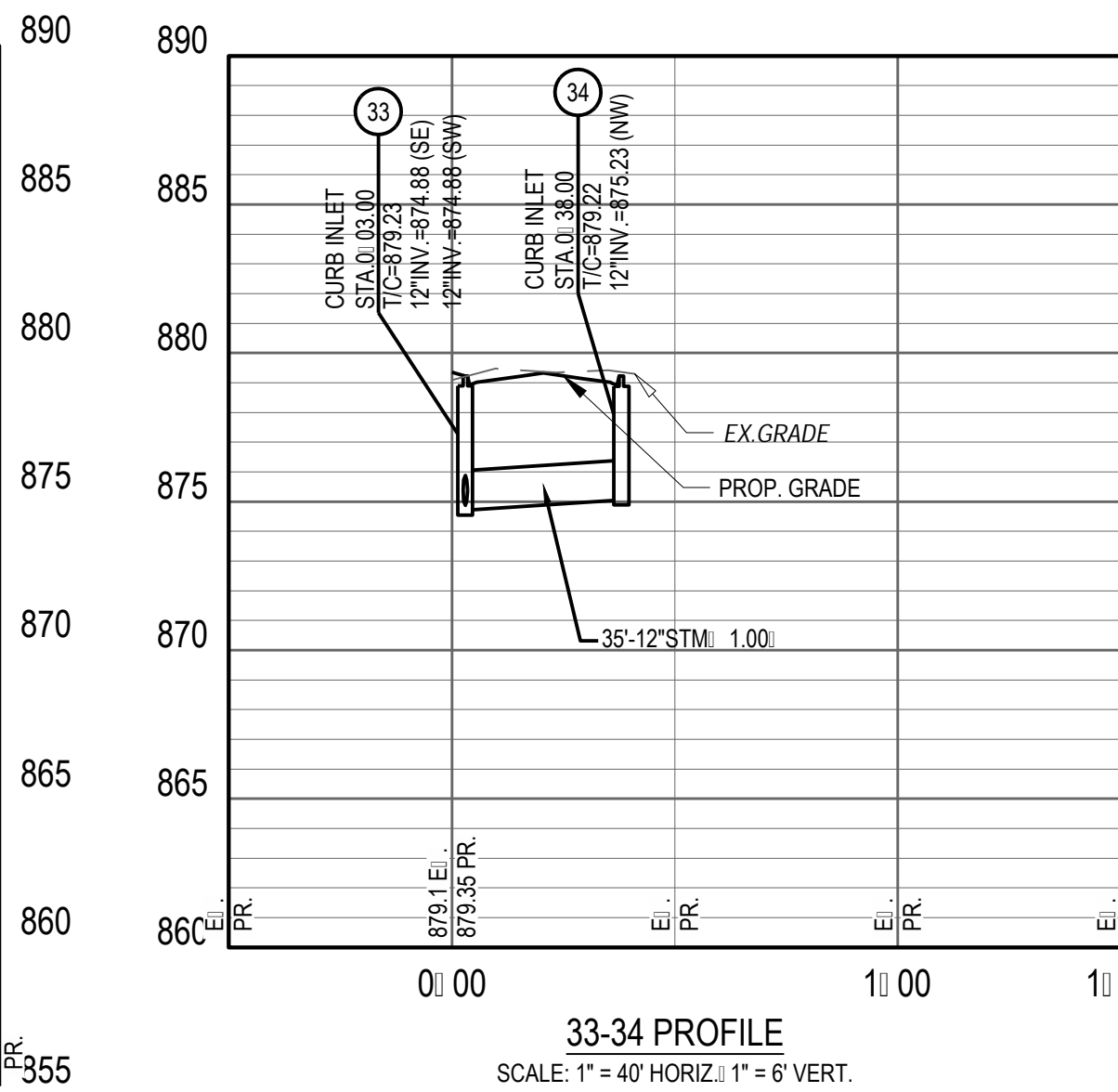
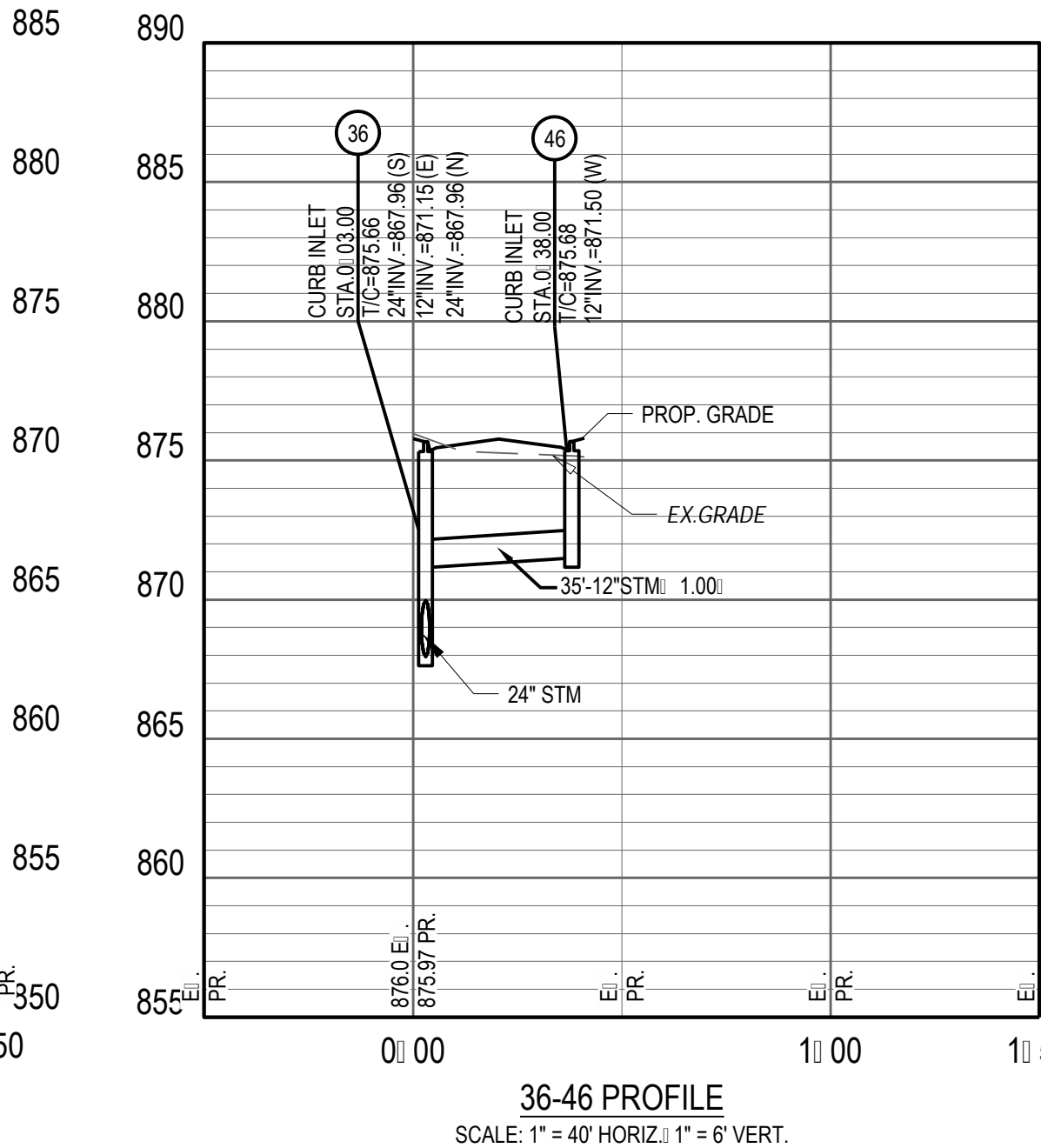
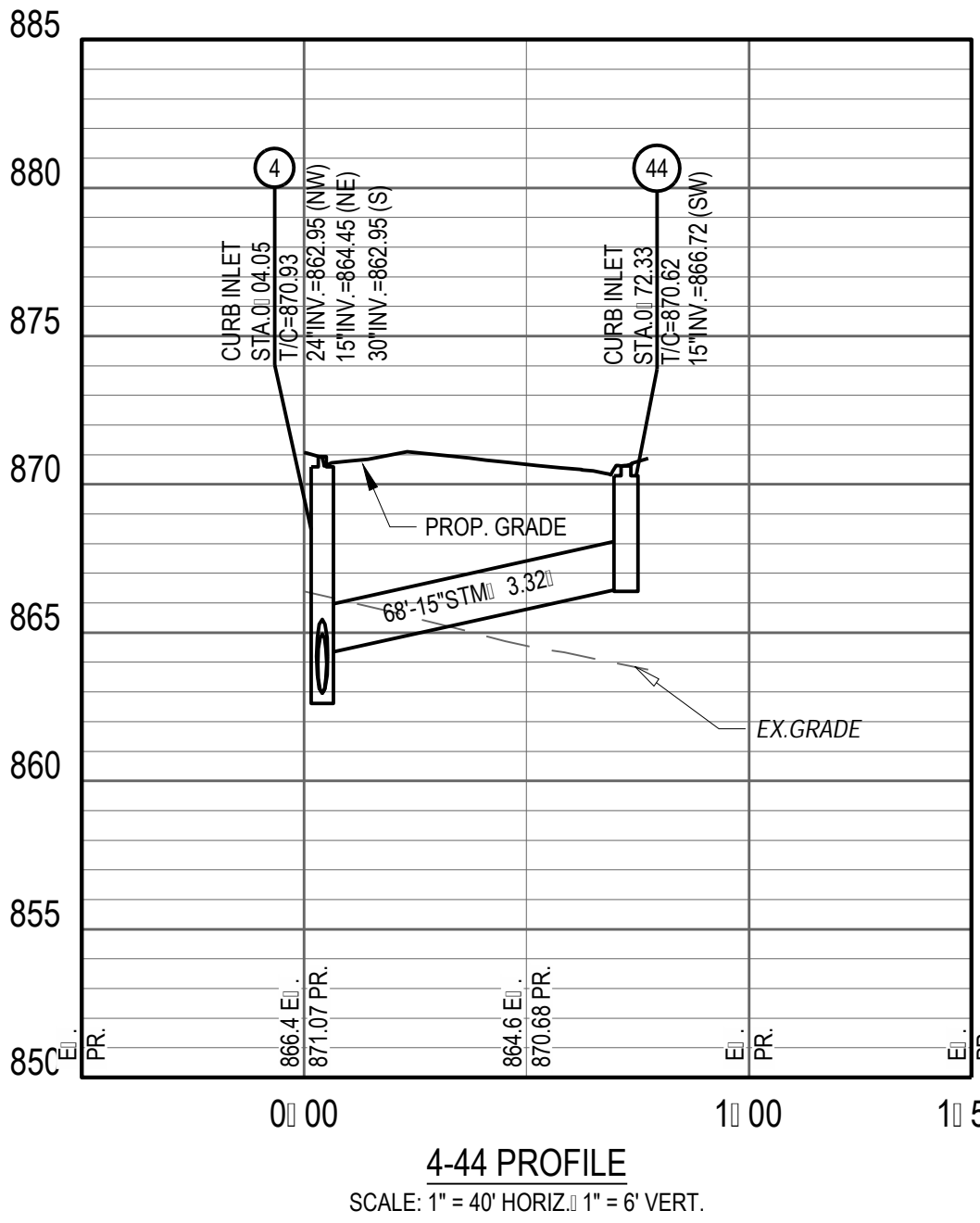
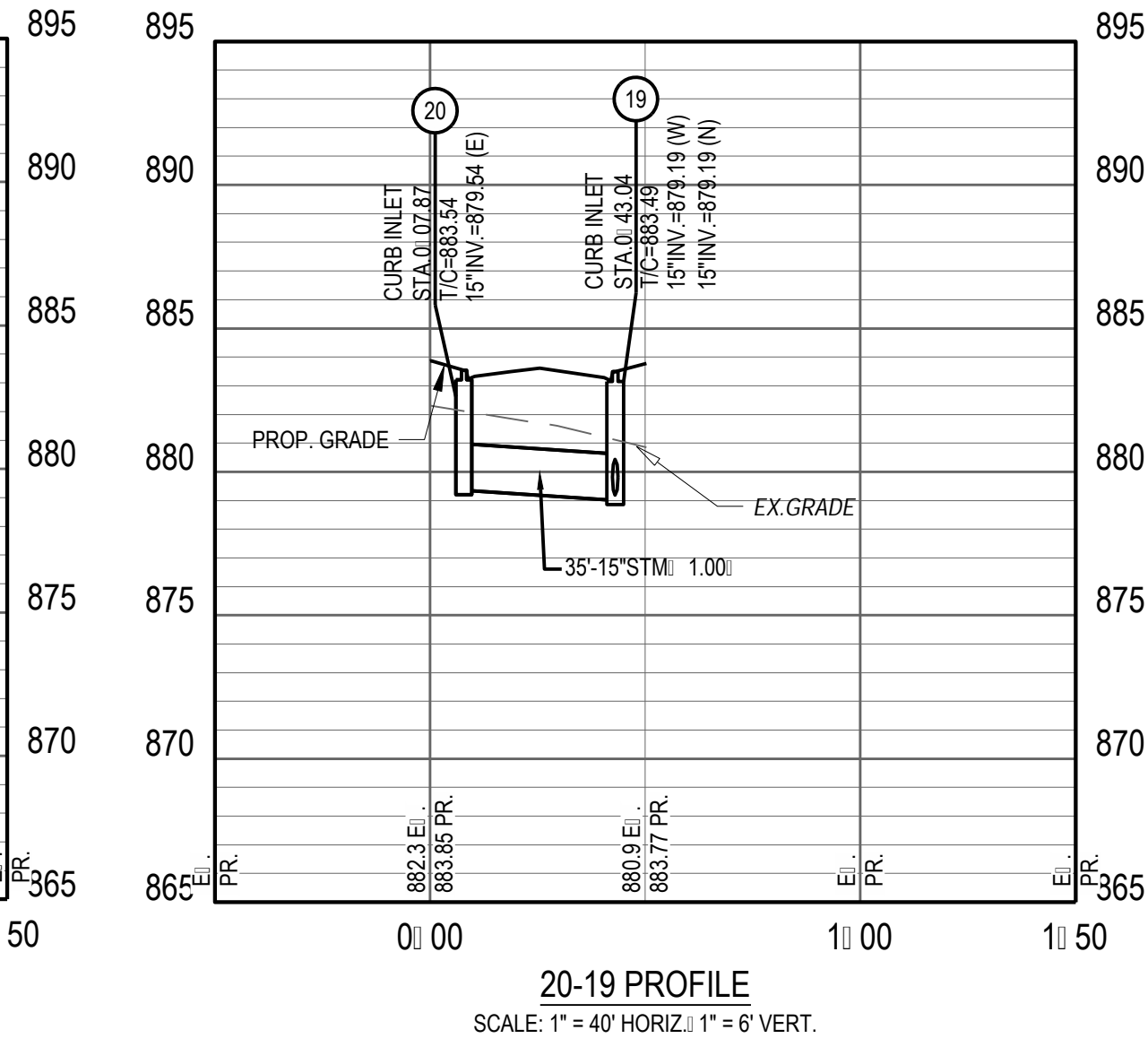
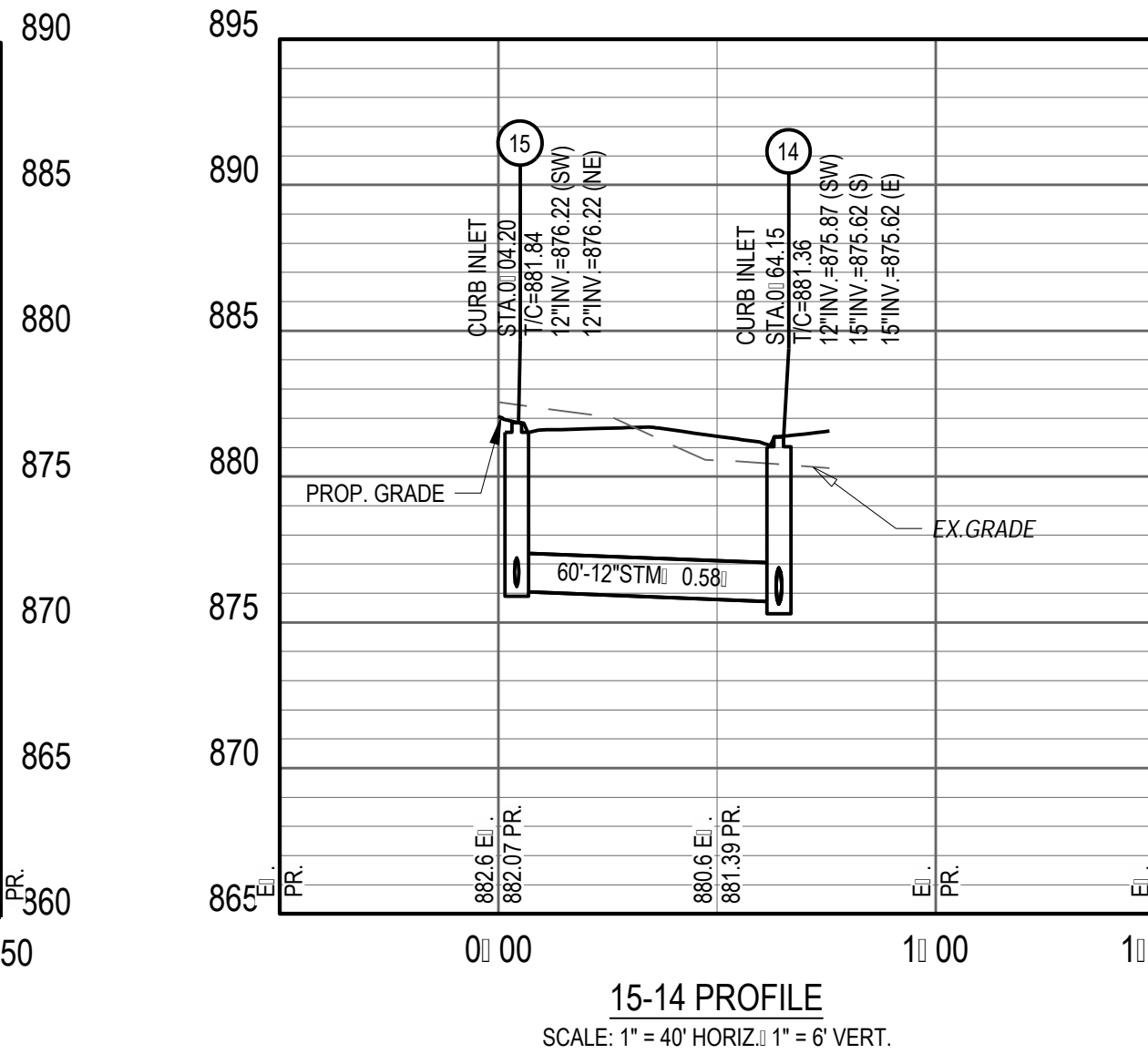
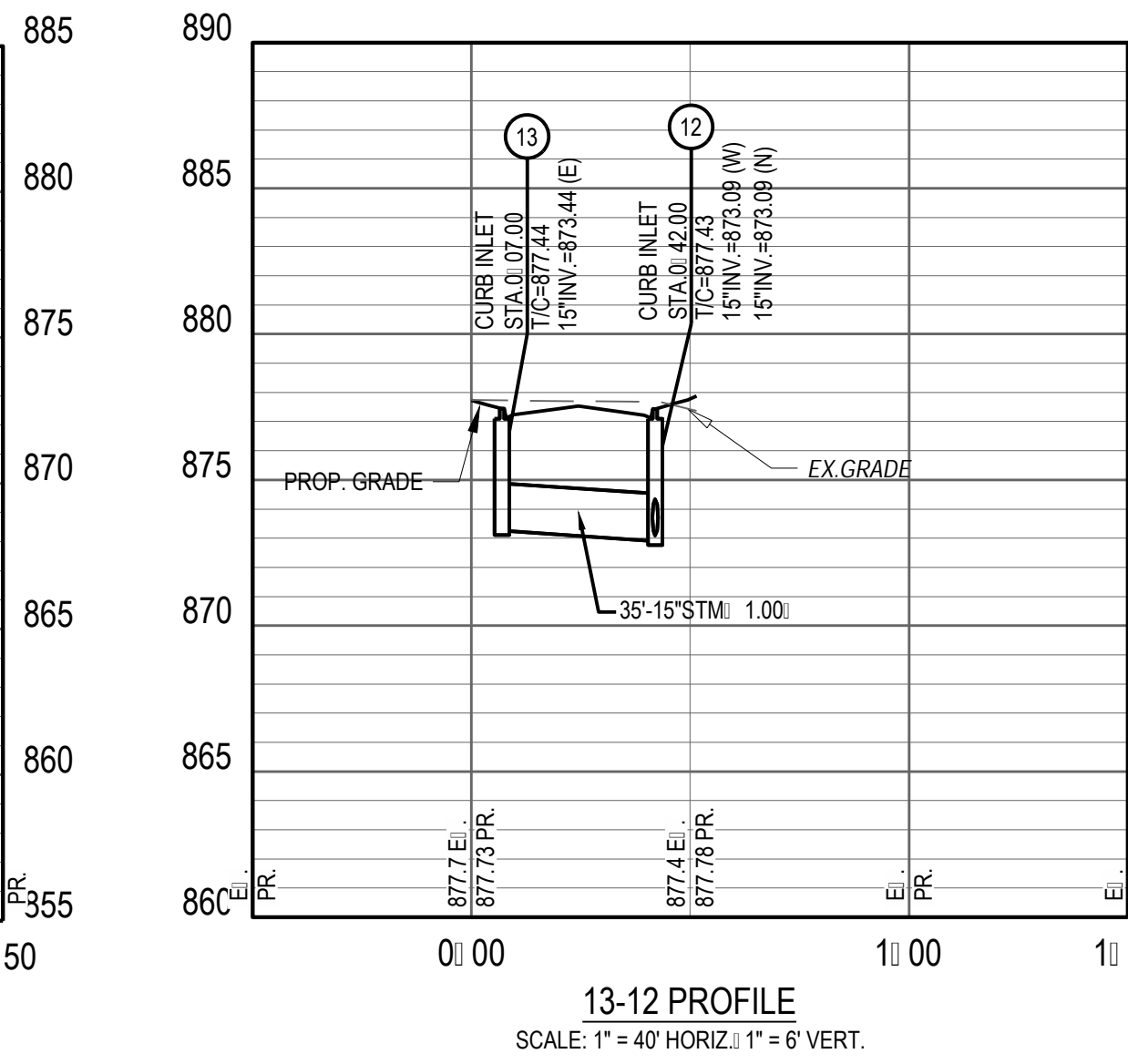
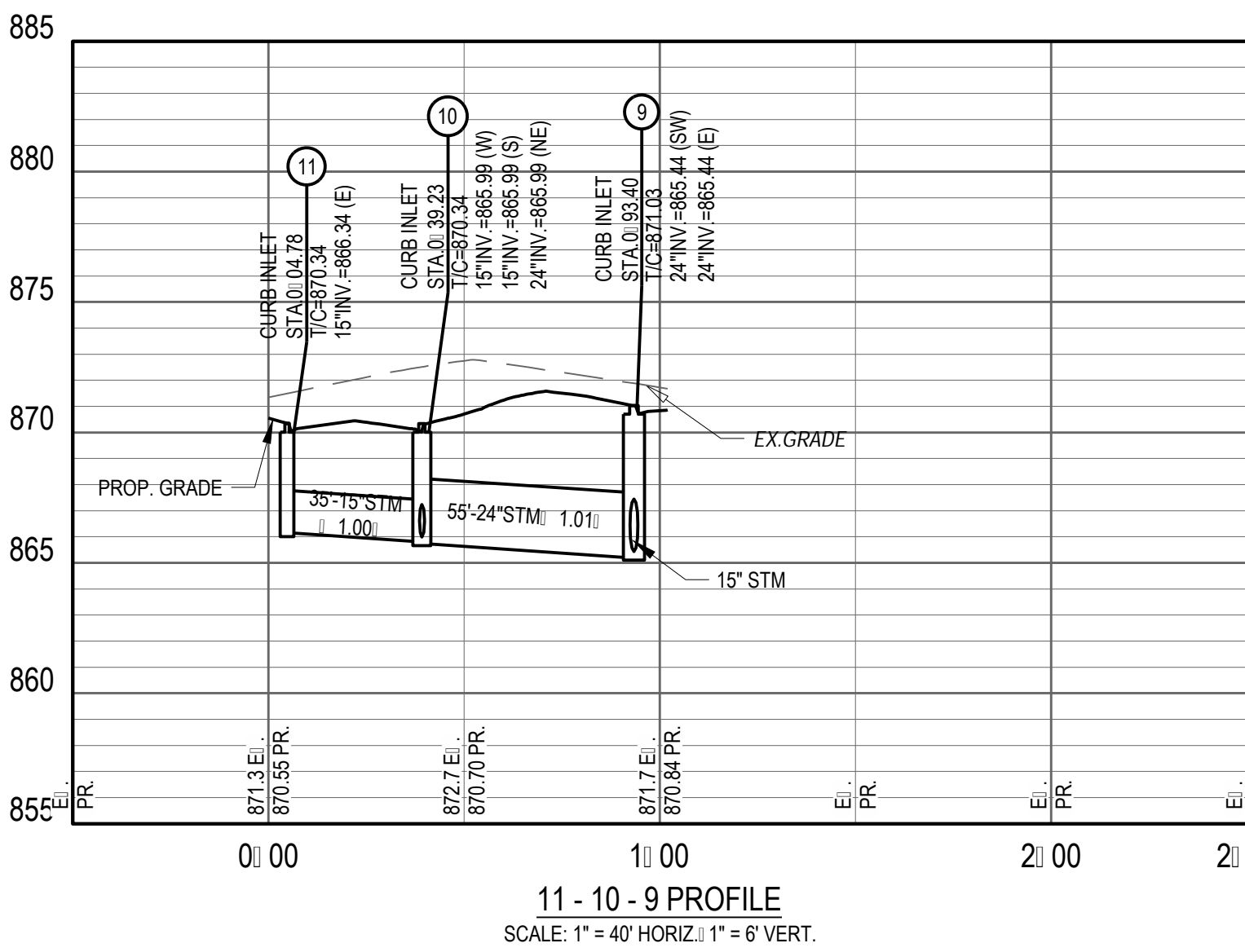
# SHAKER FARMS PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

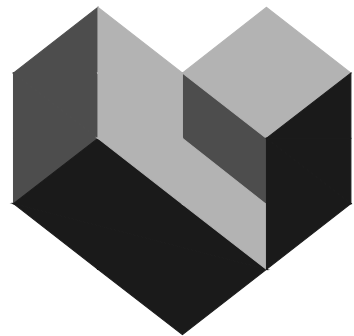
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ID	Description	Date

Project Number: 763884  
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Drawn By: SCR  
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Date: JUNE 16, 2025  
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Drawing Title:  
**OFFSTREET PROFILES**



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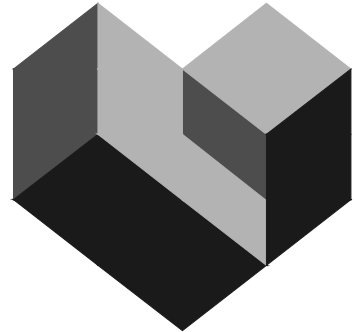
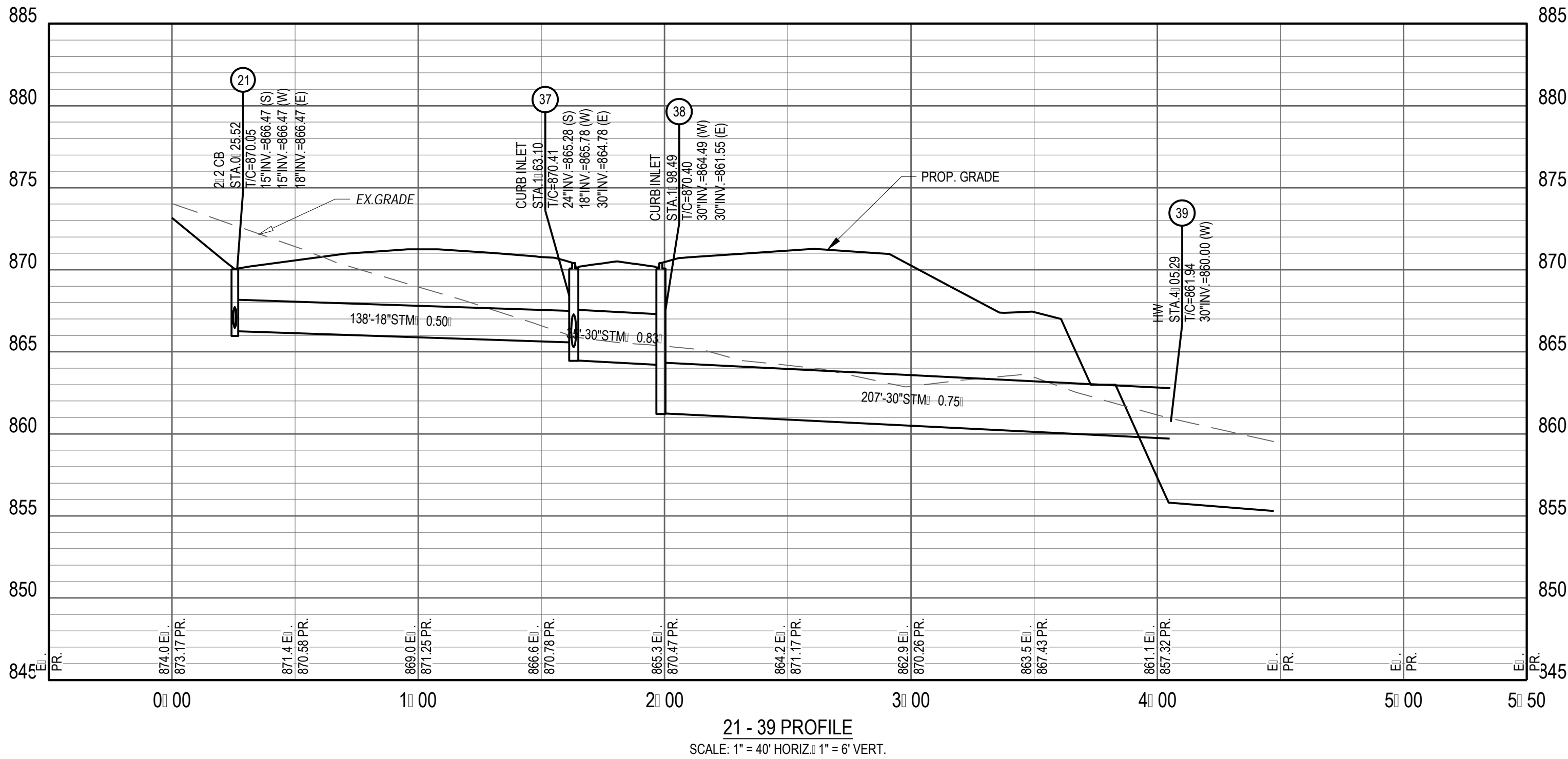
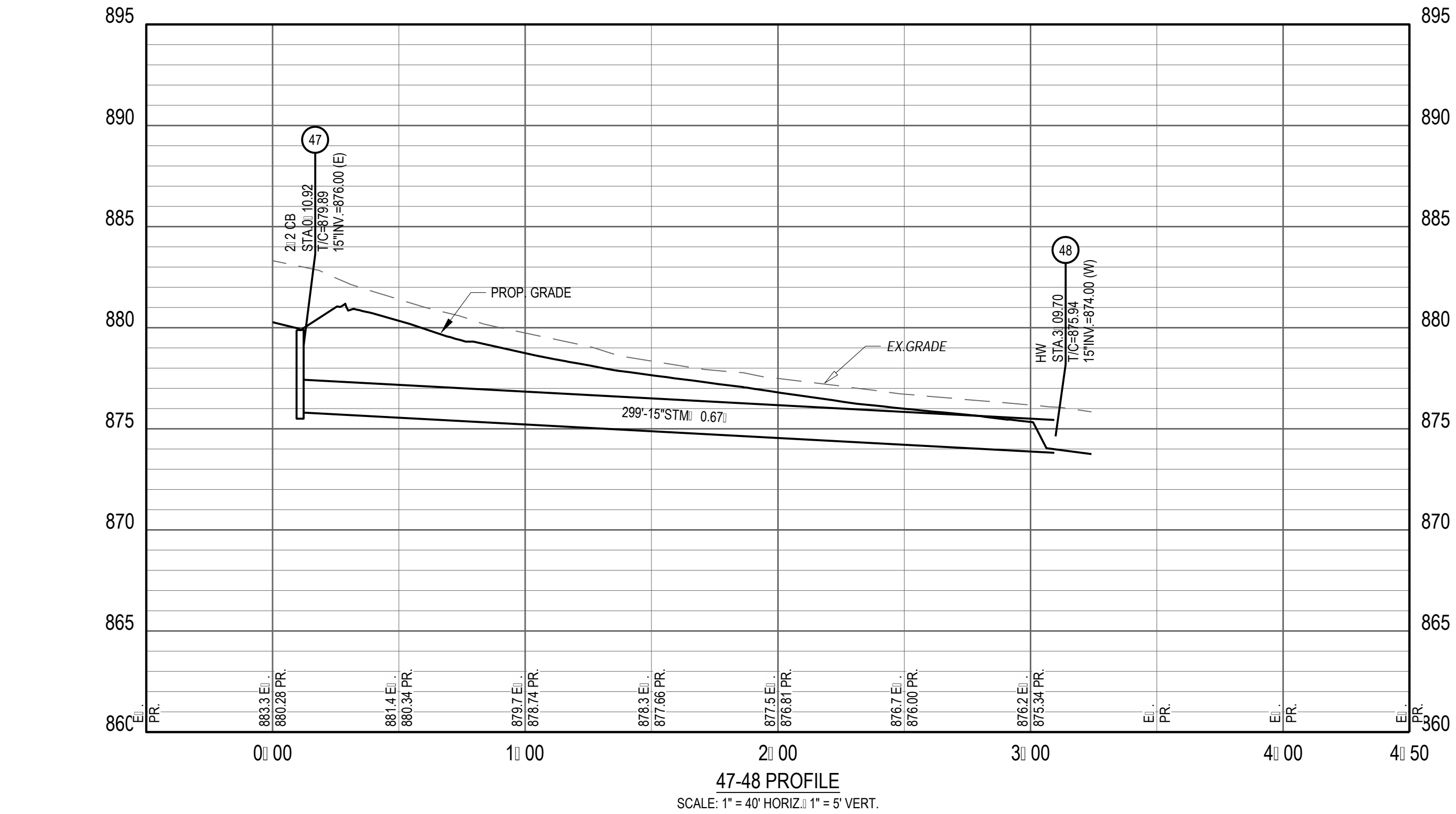
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**PH 1, 2 & 3**  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

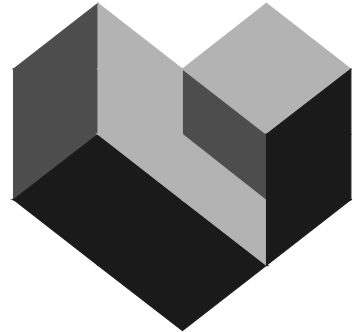
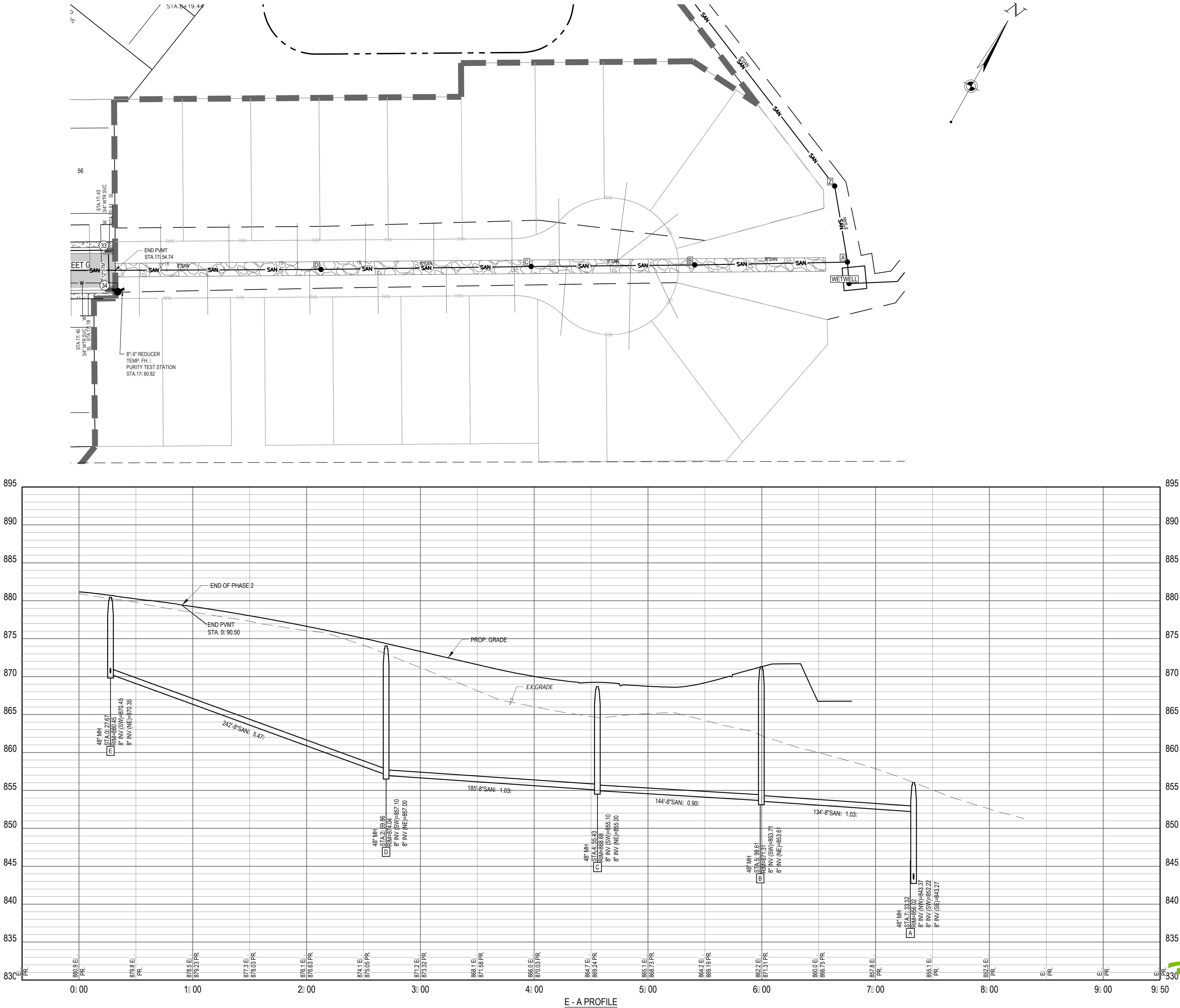
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MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
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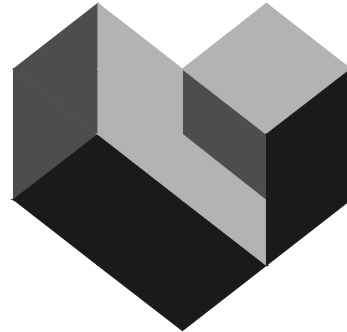
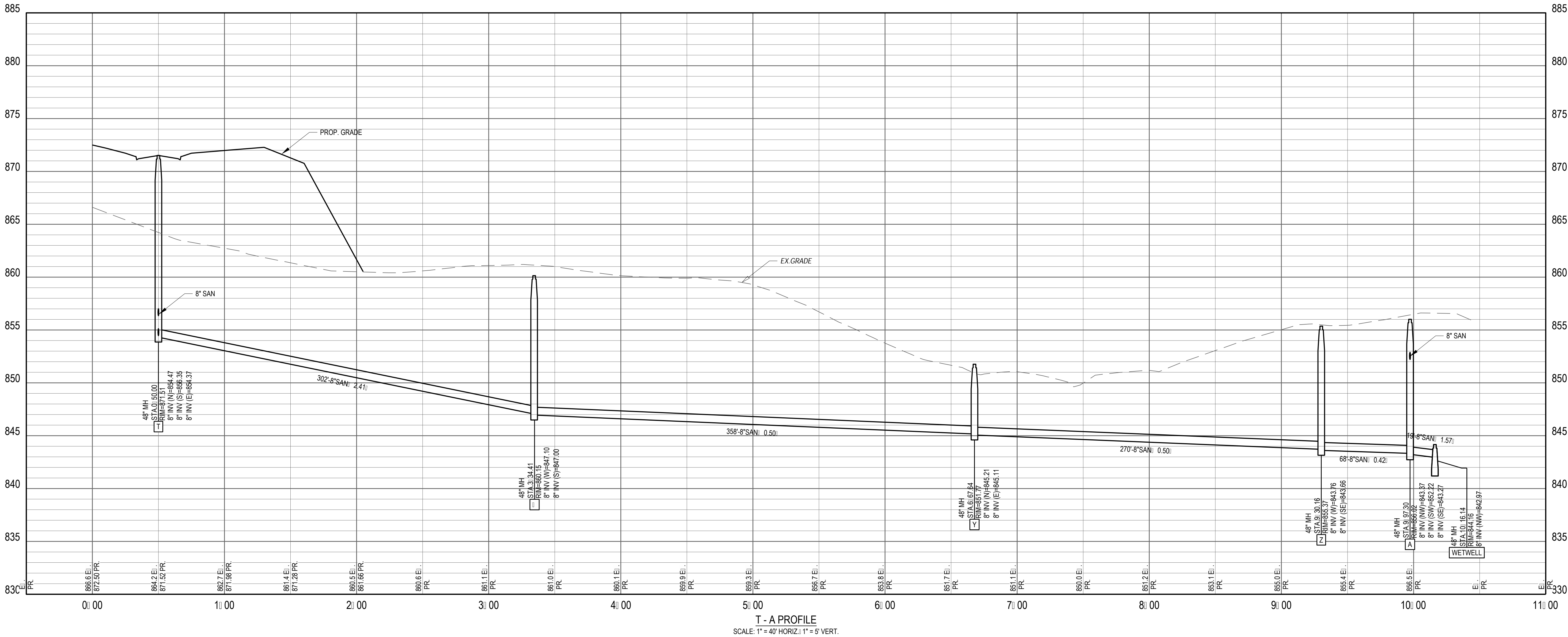
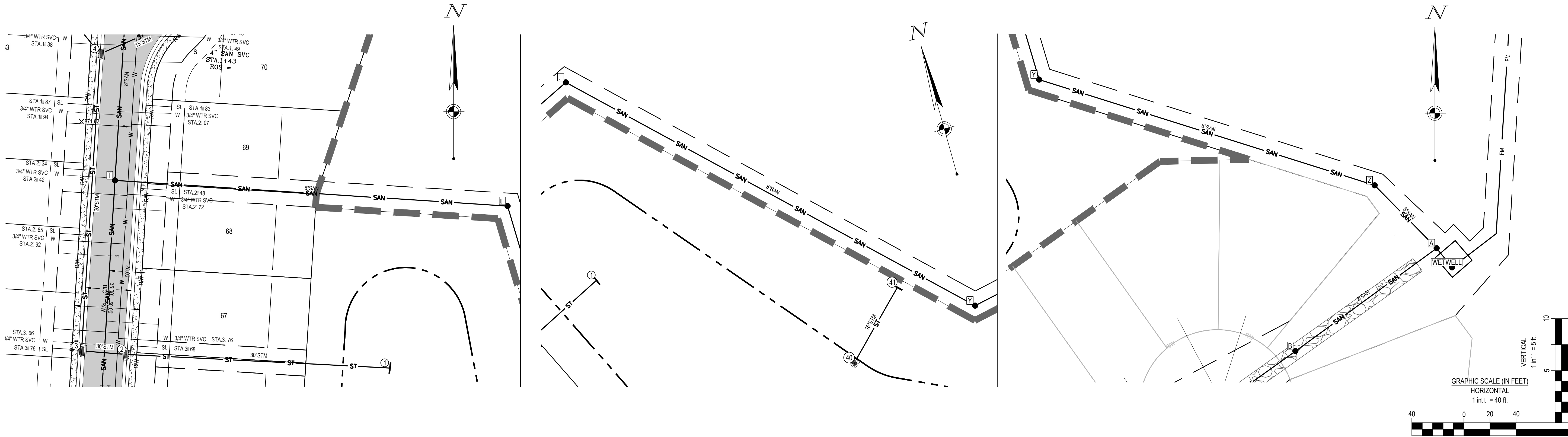
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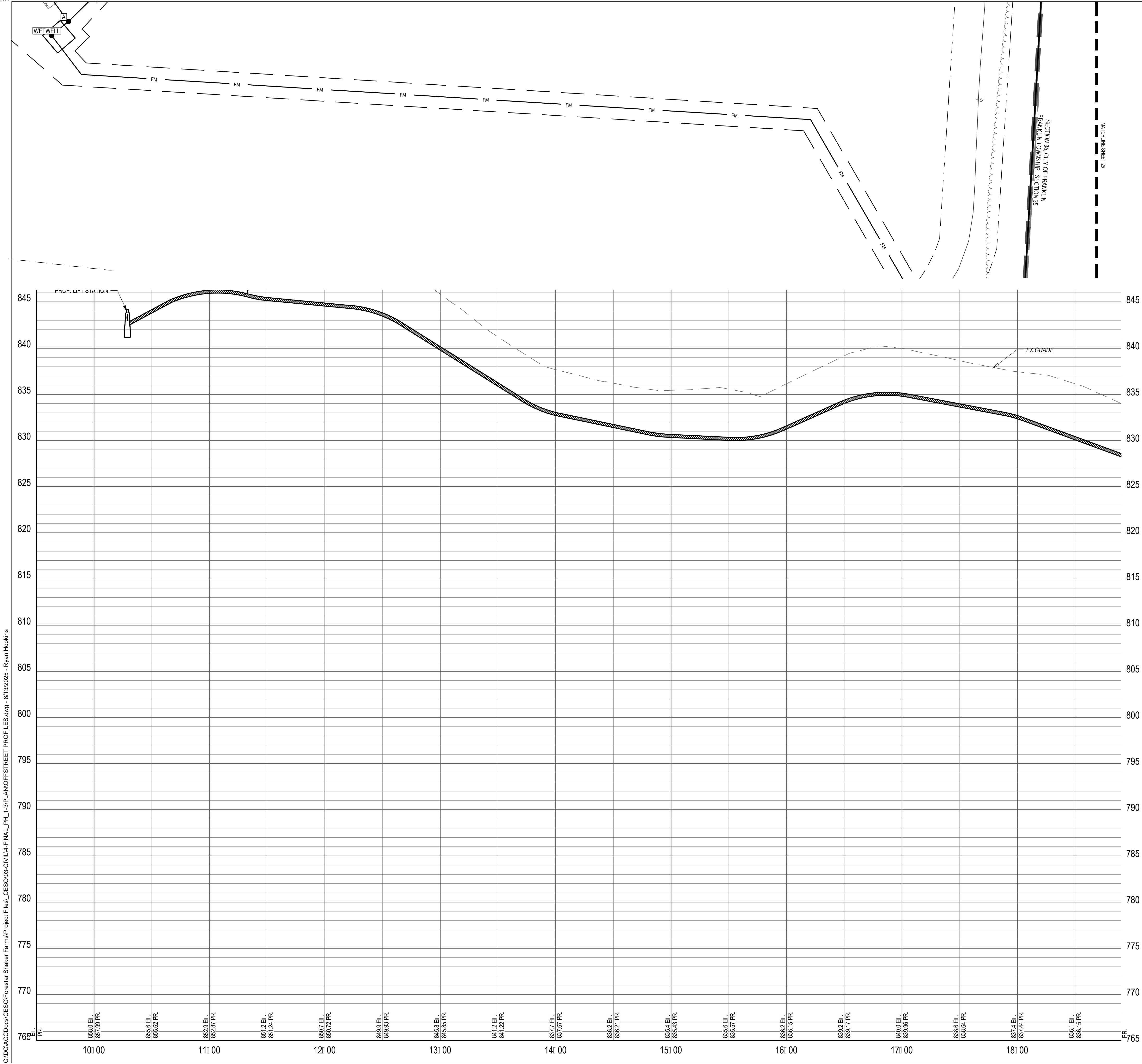
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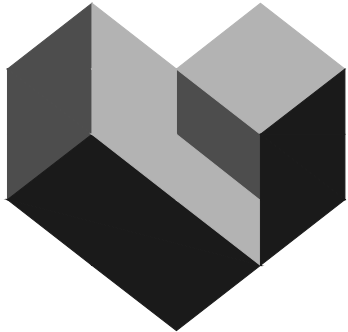
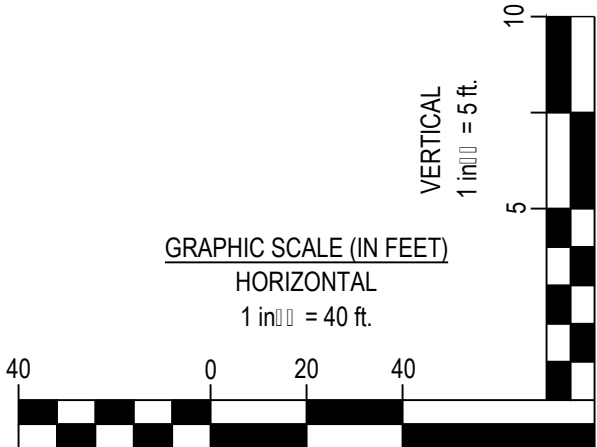
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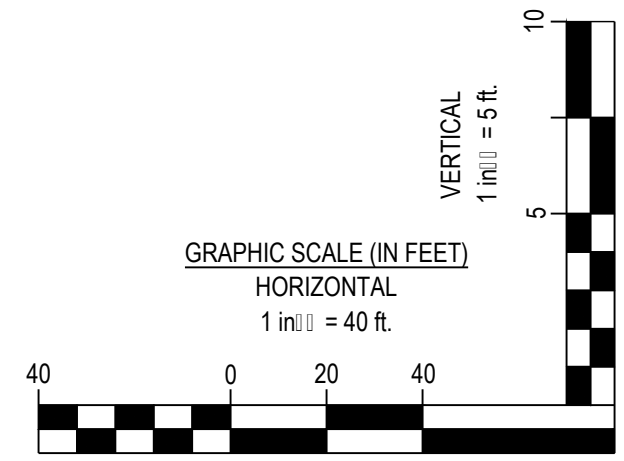
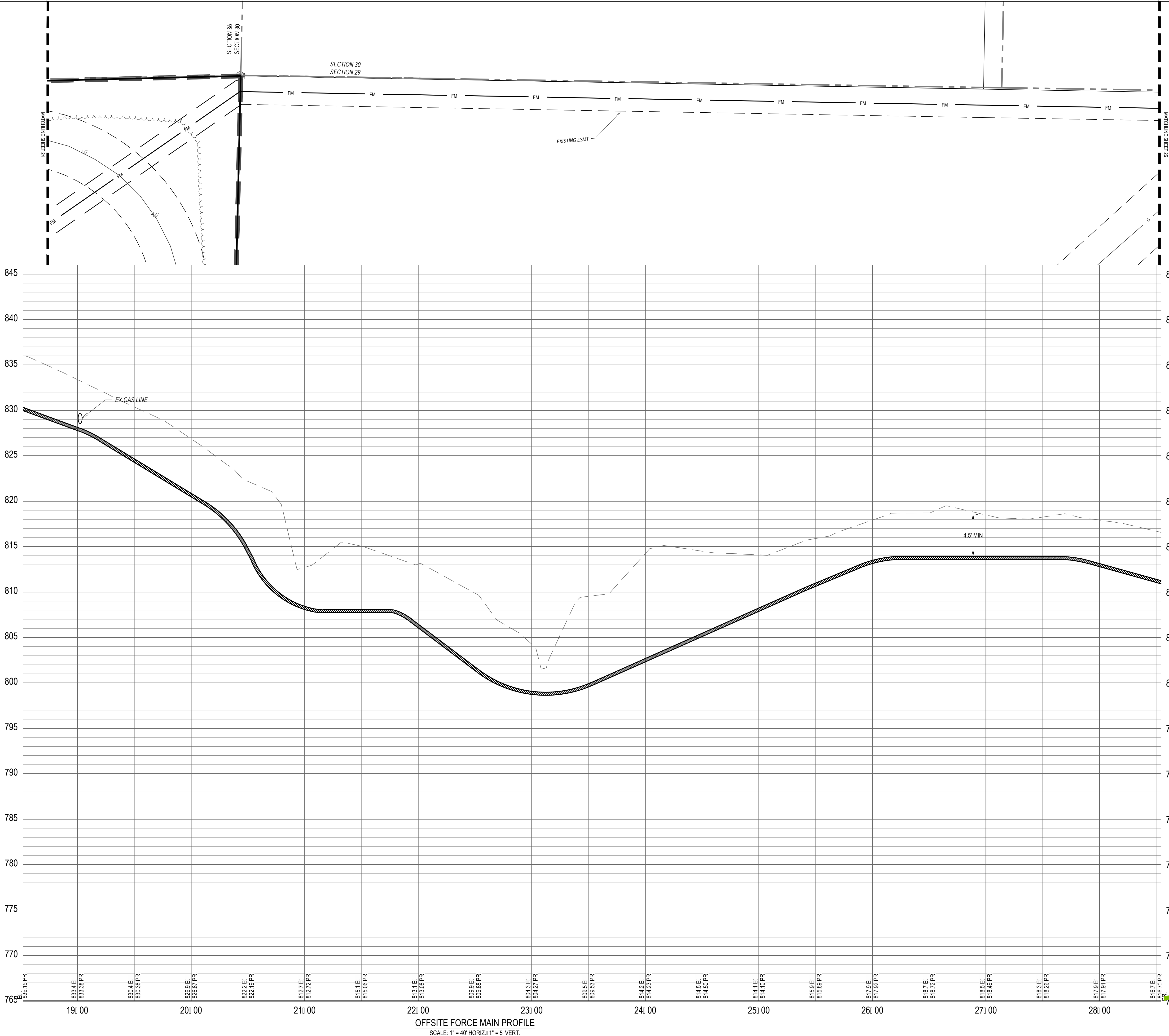
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FRANKLIN, OH

Revisions / Submissions		
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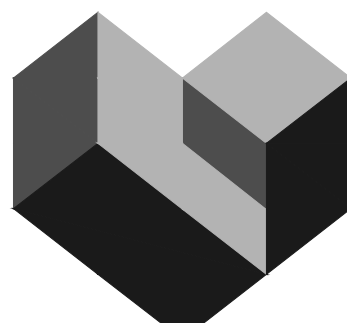
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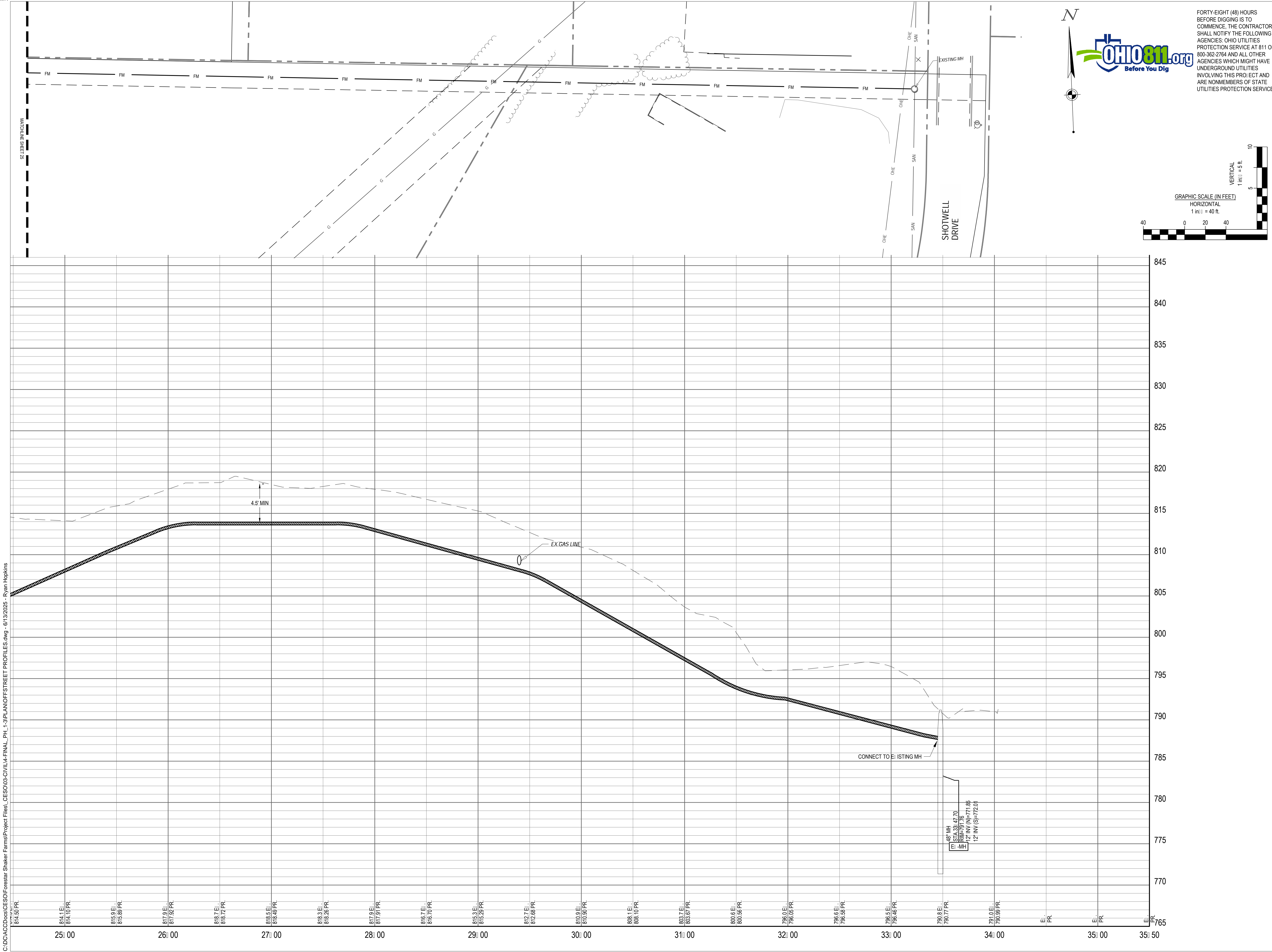
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MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

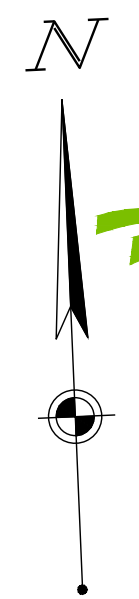
Revisions / Submissions		
ID	Description	Date

Project Number: 763884  
Scale: AS SHOWN  
Drawn By: SCR  
Checked By: JEE  
Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

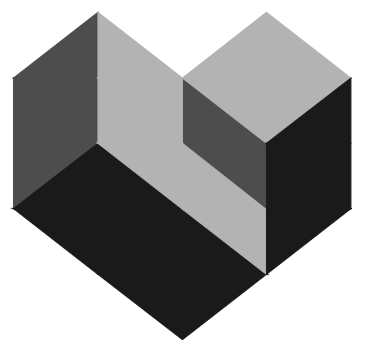
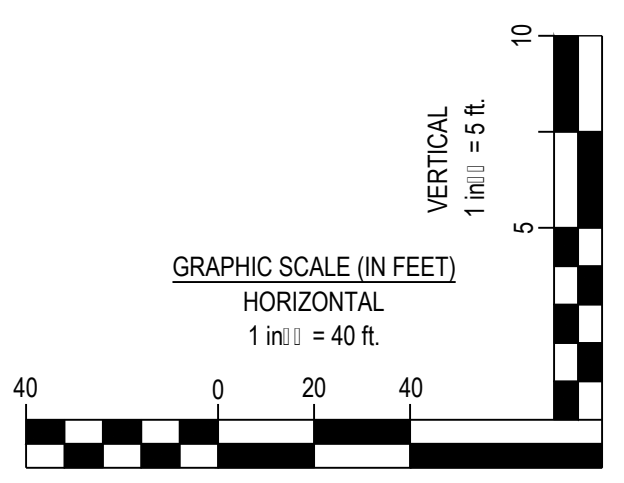
Drawing Title:  
**OFFSTREET PROFILES**



C:\D:\ACC\Draws\CESO\Forestar Shaker Farms\Project Files\CESO\03-CIVIL\4-FINAL\_PH\_1-3\PLAN\OFFSTREET PROFILES.dwg - 6/13/2025 - Ryan Hopkins



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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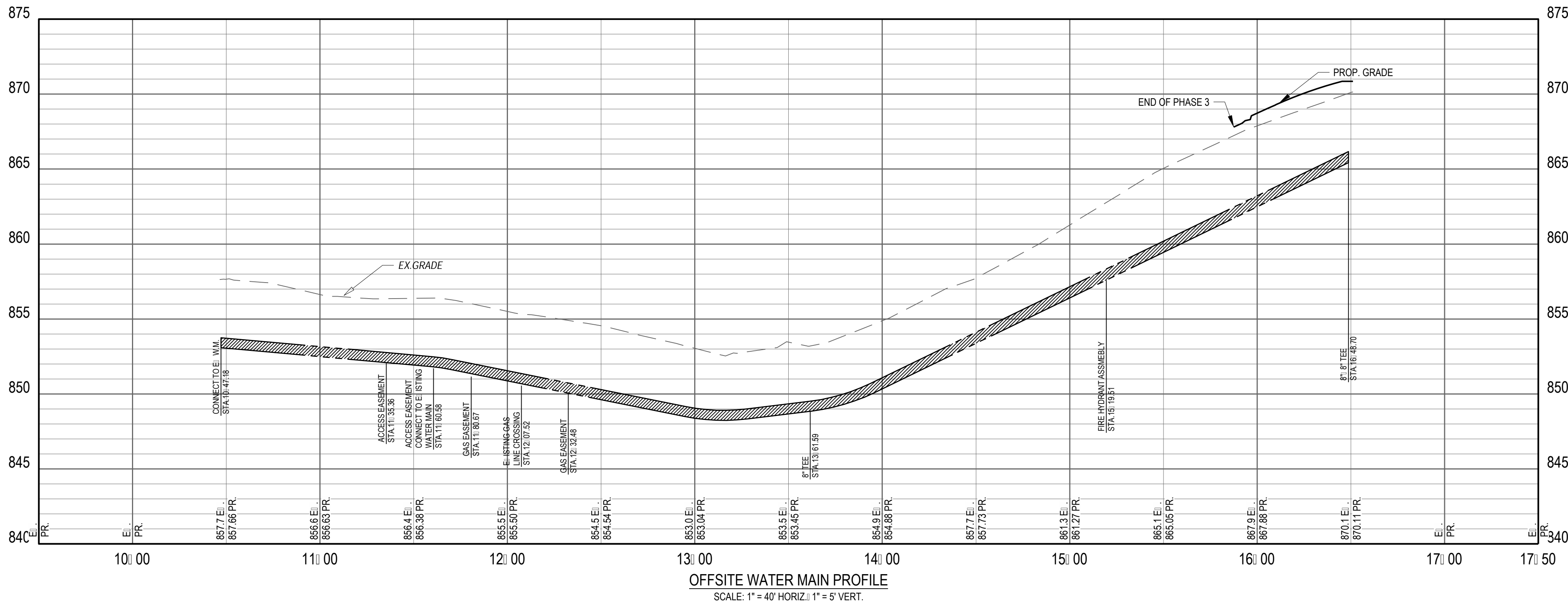
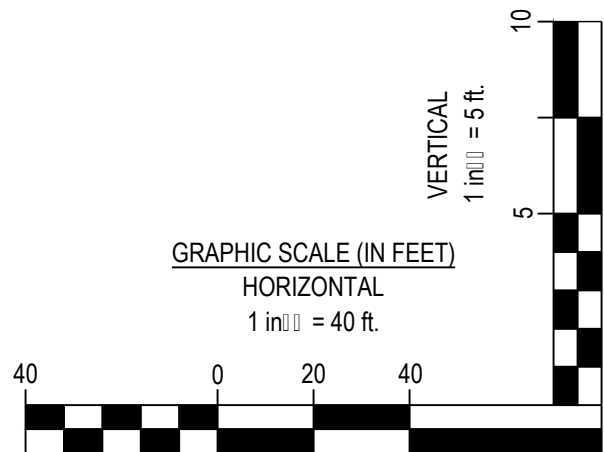
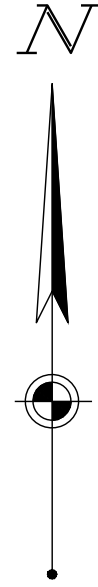
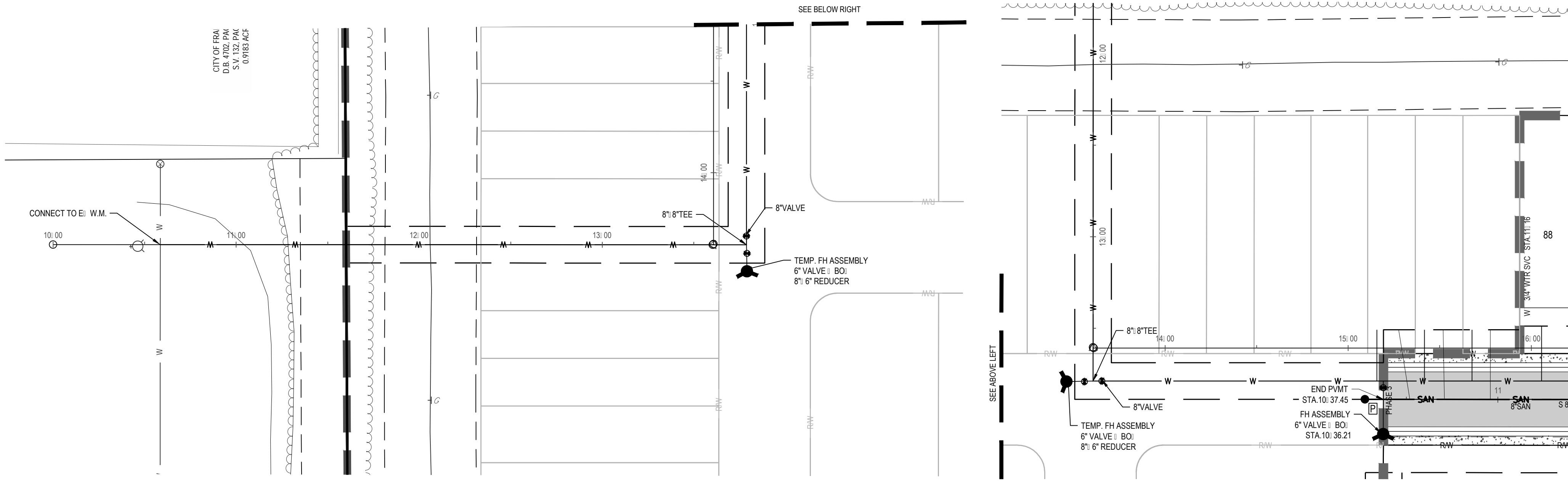
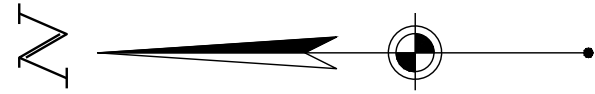
**FORESTAR**  
**SHAKER FARMS**  
**PH 1, 2 & 3**  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions

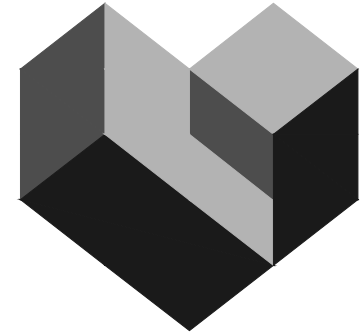
ID	Description	Date
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Project Number: 763884  
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Drawing Title:  
**OFFSTREET PROFILES**



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# SHAKER FARMS PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions

ID	Description	Date
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Project Number: 763884

Scale: AS SHOWN

Drawn By: SCR

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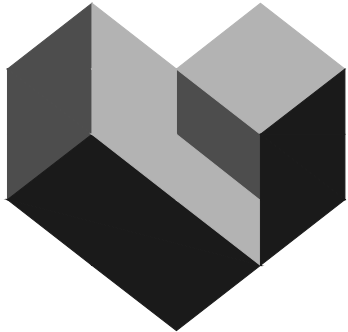
Drawing Title:  
**OFFSTREET PROFILES**





LEGEND

- |  |                                     |
|--|-------------------------------------|
|  | E\ ISTING INDE\ CONTOUR             |
|  | E\ ISTING INTERMEDIATE CONTOUR      |
|  | SUB\ ECT BOUNDARY LINE              |
|  | E\ ISTING PROPERTY LINE             |
|  | E\ ISTING R/W                       |
|  | E\ ISTING CENTERLINE                |
|  | E\ ISTING TREE LINE                 |
|  | E\ ISTING INTERMITTENT STREAM       |
|  | E\ ISTING EASEMENT                  |
|  | E\ ISTING EDGE OF PAVEMENT          |
|  | E\ ISTING FACE OF CURB              |
|  | E\ ISTING BACK OF CURB              |
|  | E\ ISTING STORM SEWER               |
|  | E\ ISTING SANITARY SEWER            |
|  | E\ ISTING WATER MAIN                |
|  | E\ ISTING STORM STRUCTURES          |
|  | E\ ISTING SANITARY SEWER MANHOLE    |
|  | E\ ISTING WATER STRUCTURES          |
|  | E\ ISTING CABLE BO\                 |
|  | E\ ISTING STRUCTURE                 |
|  | E\ ISTING WETLAND (TO REMAIN)       |
|  | E\ ISTING WETLAND (TO BE MITIGATED) |
|  | PROPOSED INDE\ CONTOUR              |
|  | PROPOSED INTERMEDIATE CONTOUR       |
|  | PROPOSED PHASE LINE                 |
|  | PROPOSED RIGHT-OF-WAY               |
|  | PROPOSED PROPERTY LINE              |
|  | PROPOSED SETBACK                    |
|  | PROPOSED EASEMENT                   |
|  | PROPOSED BASIN                      |
|  | PROPOSED CENTERLINE                 |
|  | PROPOSED CURB \ GUTTER              |
|  | PROPOSED STORM SEWER                |
|  | PROPOSED STORM STRUCTURES           |
|  | PROPOSED SANITARY SEWER             |
|  | PROPOSED SANITARY SEWER MANHOLE     |
|  | PROPOSED WATER LINE                 |
|  | PROPOSED WATER HYDRANT/VALVE        |
|  | SIDEWALK                            |
|  | ASPHALT                             |
|  | FLOOD ROUTING                       |
|  | BUILDER'S SWALE                     |
|  | PROPOSED TOP OF CASTING             |
|  | PROPOSED SPOT ELEVATION             |
|  | PROPOSED LOW POINT                  |
|  | PROPOSED HIGH POINT                 |



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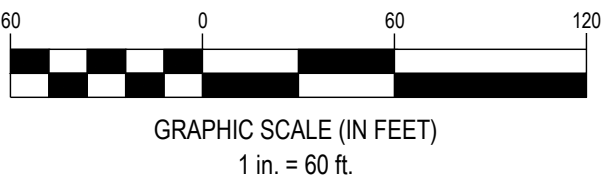
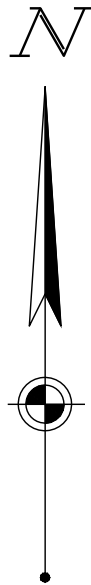
SHAKER FARMS  
PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

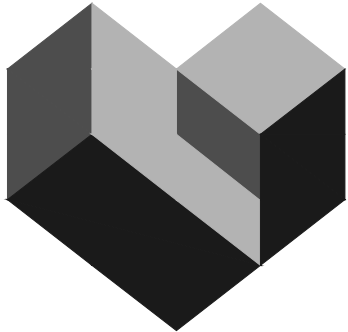
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Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**GRADING & EROSION  
CONTROL PLAN - PH I**



LEGEND	
	EI ISTING INDEI CONTOUR
	EI ISTING INTERMEDIATE CONTOUR
	SUBJECT BOUNDARY LINE
	EI ISTING PROPERTY LINE
	EI ISTING R/W
	EI ISTING CENTERLINE
	EI ISTING TREE LINE
	EI ISTING INTERMITTENT STREAM
	EI ISTING EASEMENT
	EI ISTING EDGE OF PAVEMENT
	EI ISTING FACE OF CURB
	EI ISTING BACK OF CURB
	EI ISTING STORM SEWER
	EI ISTING SANITARY SEWER
	EI ISTING WATER MAIN
	EI ISTING STORM STRUCTURES
	EI ISTING SANITARY SEWER MANHOLE
	EI ISTING WATER STRUCTURES
	EI ISTING CABLE BOX
	EI ISTING STRUCTURE
	EI ISTING WETLAND (TO REMAIN)
	EI ISTING WETLAND (TO BE MITIGATED)
	PROPOSED INDEI CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED PHASE LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB   GUTTER
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER HYDRANT/VALVE
	SIDEWALK
	ASPHALT
	FLOOD ROUTING
	BUILDER'S SWALE
	PROPOSED TOP OF CASTING
	PROPOSED SPOT ELEVATION
	PROPOSED LOW POINT
	PROPOSED HIGH POINT



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**SHAKER FARMS  
PH 1, 2 & 3**

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
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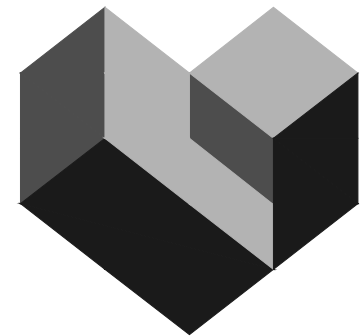
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Drawing Title:  
**GRADING & EROSION  
CONTROL PLAN - PH I**





LEGEND	
	EI ISTING INDEI: CONTOUR
	EI ISTING INTERMEDIATE CONTOUR
	SUBI ECT BOUNDARY LINE
	EI ISTING PROPERTY LINE
	EI ISTING R/W
	EI ISTING CENTERLINE
	EI ISTING TREE LINE
	EI ISTING INTERMITTENT STREAM
	EI ISTING EASEMENT
	EI ISTING EDGE OF PAVEMENT
	EI ISTING FACE OF CURB
	EI ISTING BACK OF CURB
	EI ISTING STORM SEWER
	EI ISTING SANITARY SEWER
	EI ISTING WATER MAIN
	EI ISTING STORM STRUCTURES
	EI ISTING SANITARY SEWER MANHOLE
	EI ISTING WATER STRUCTURES
	EI ISTING CABLE BOI
	EI ISTING STRUCTURE
	EI ISTING WETLAND (TO REMAIN)
	EI ISTING WETLAND (TO BE MITIGATED)
	PROPOSED INDEI: CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED PHASE LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB I GUTTER
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED WATER HYDRANT/VALVE
	SIDEWALK
	ASPHALT
	FLOOD ROUTING
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	PROPOSED TOP OF CASTING
	PROPOSED SPOT ELEVATION
	PROPOSED LOW POINT
	PROPOSED HIGH POINT



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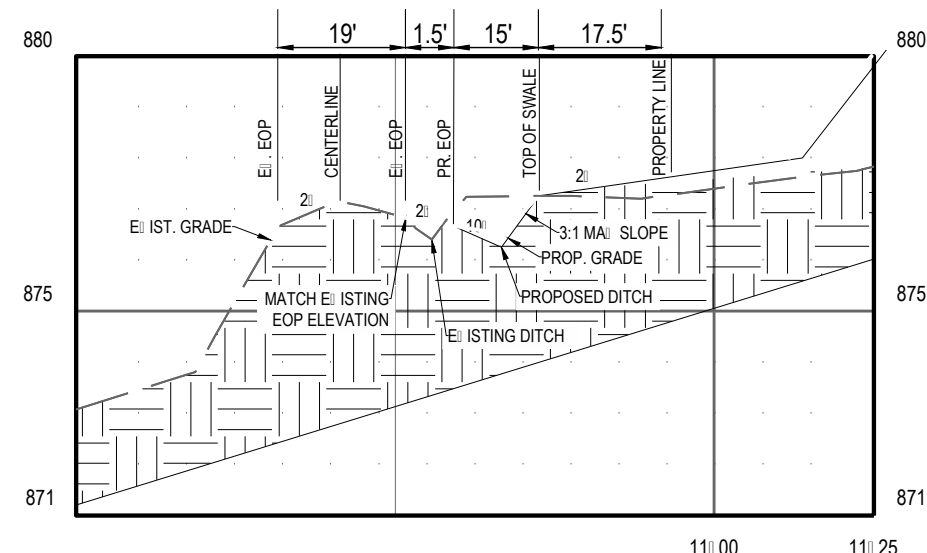
# SHAKER FARMS PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

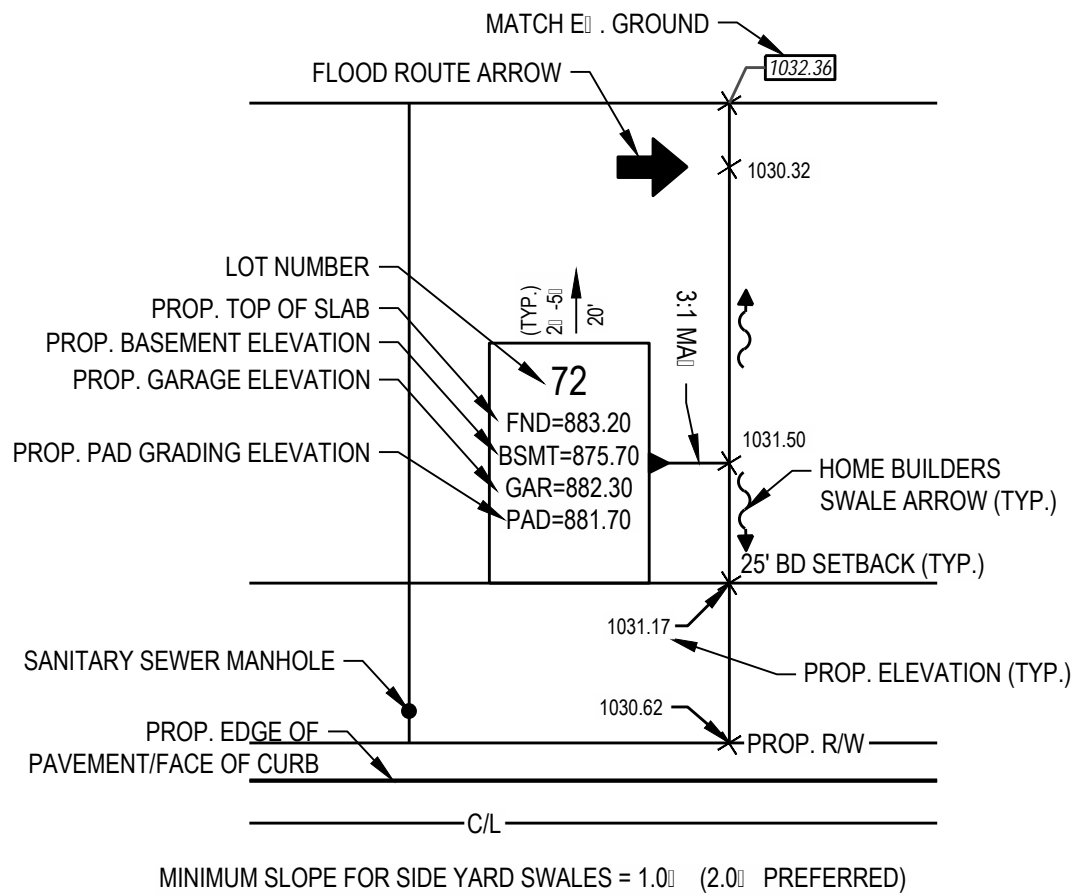
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Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**GRADING & EROSION  
CONTROL PLAN - PH II**



**SHOULDER & DITCH PROFILE**  
SCALE: 1" = 60' HORIZ. 1" = 8' VERT.

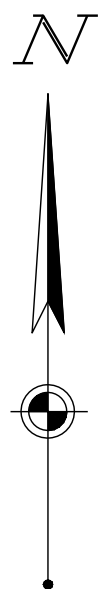
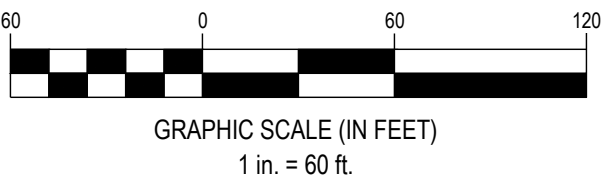


**TYPICAL LOT LEGEND**  
N.T.S.

## NOTES

1. MAI IMUM SLOPE AWAY FROM THE HOUSE IS 3:1.
2. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAI OR SOIL DISTURBANCE.
3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
4. SPOTS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FIELD VERIFY ALL EI ISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.



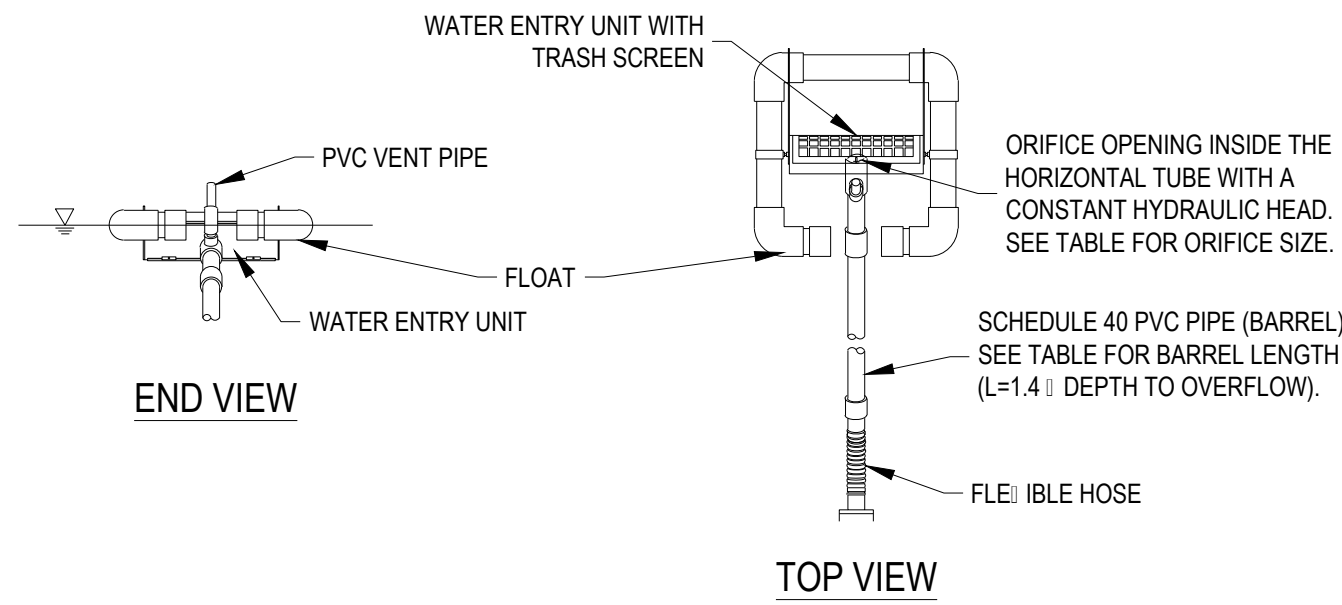


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**FORESTAR**  
**SHAKER FARMS**  
**PH 1, 2 & 3**  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

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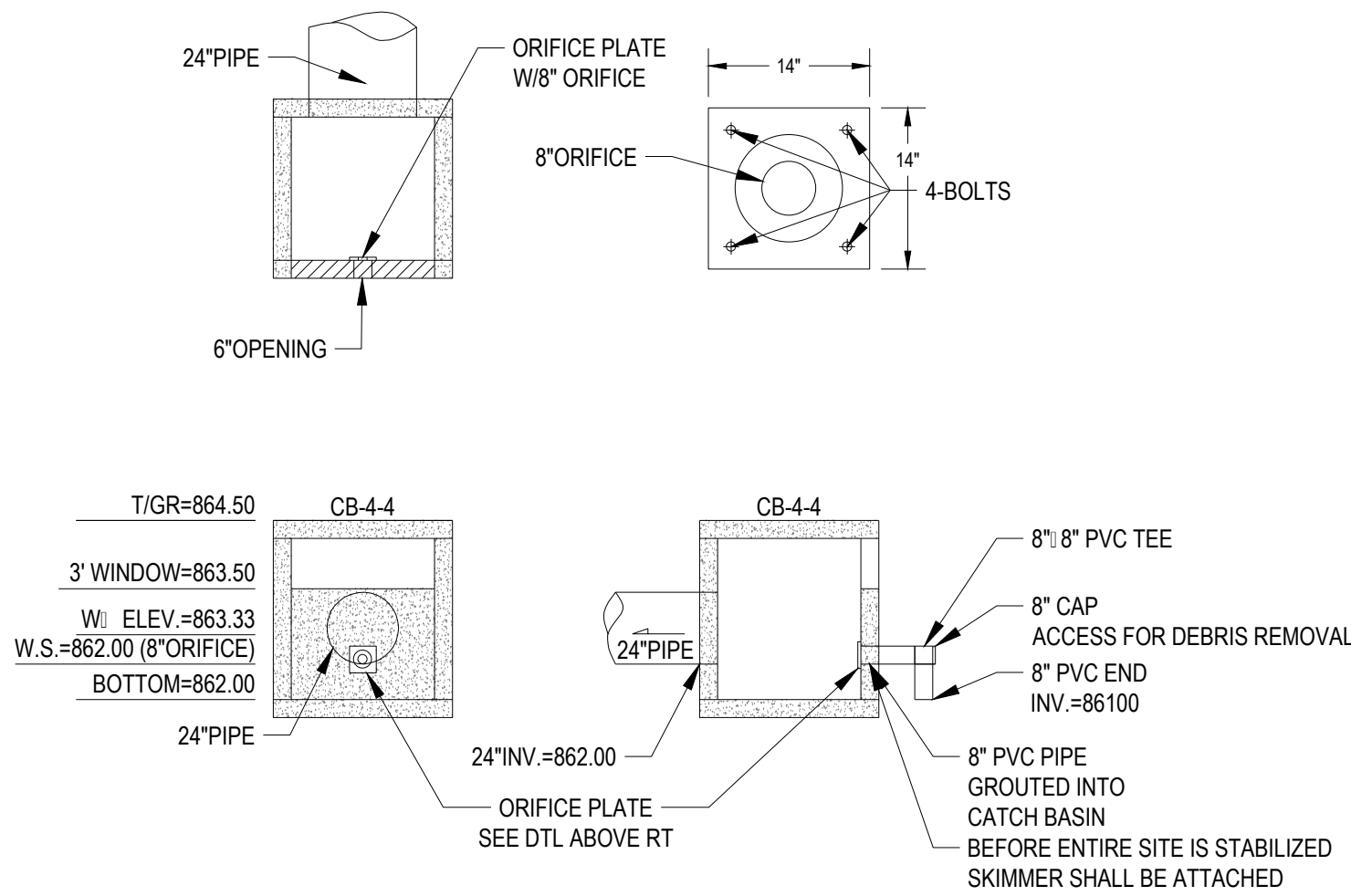


- NOTES:
1. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
  2. USE FAIRCLOTH SKIMMER OR APPROVED OTHER.

### SEDIMENT BASIN SKIMMER

NTS

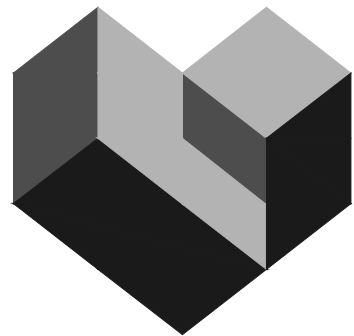
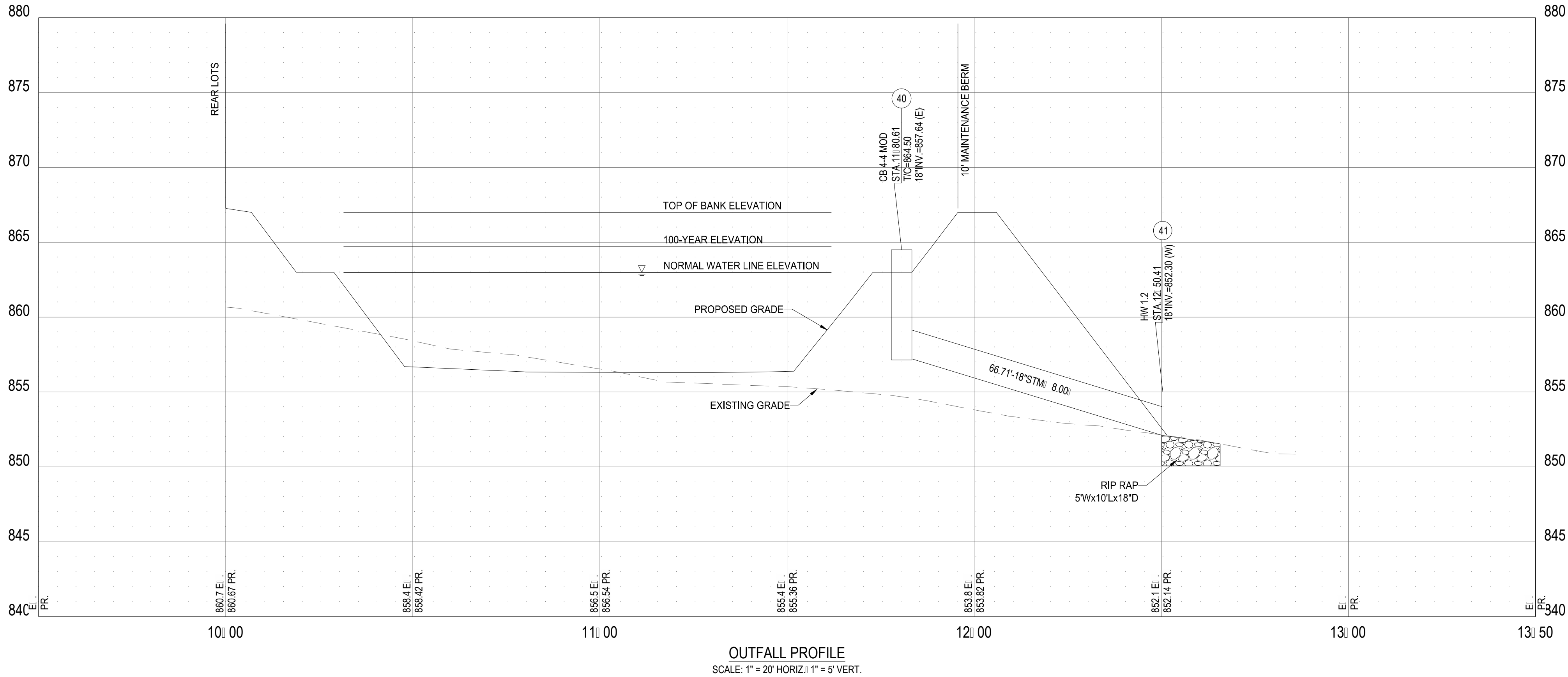
SEDIMENT CONTROL VOLUMES									
POND	DRAINAGE AREA (AC)	DISTURBED AREA (AC)	REQUIRED DEWATERING ZONE VOLUME (CF)	REQUIRED SEDIMENT ZONE VOLUME (CF)	PROVIDED DEWATERING ZONE VOLUME (CF)	PROVIDED SEDIMENT ZONE VOLUME(CF)	DEWATERING ZONE (FT)	SEDIMENT STORAGE ZONE (FT)	BOTTOM (FT)
BASIN A	26.94	26.94	48,492	26,940	285,190	261,172	862.00 - 865.00	856.50 - 862.00	856.50



### BASIN A OUTLET DETAIL

NTS

TYPICAL MAINTENANCE ACTIVITIES FOR BASINS		
SCHEDULE	INSPECTION ITEM	ACTIVITY
MONTHLY	INLET/OUTLET STRUCTURE - SIDE SLOPES	- DO NOT FERTILIZE VEGETATION SURROUNDING BASIN. - MOW SIDE SLOPES.
ANNUALLY (AND AFTER LARGE STORM EVENTS)	INLET/OUTLET STRUCTURE - SIDE SLOPES	- REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES.
BI-ANNUALLY	STORMWATER BASIN	- CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILD-UP). - NOTE SIGNS OF HYDROCARBON BUILD-UP, REMOVE APPROPRIATELY.
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE. - MONITOR SEDIMENT ACCUMULATION IN THE FACILITY. - EVALUATE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL. - INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.
ANNUALLY	STORMWATER BASIN SEDIMENT ACCUMULATION	- MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (25% OF PERMANENT POOL VOLUME LOST), OR THE POND BECOMES EUTROPHIC.
ANNUALLY	BASIN EMBANKMENT	- REPAIR UNDERCUTTERODED AREAS AND STABILIZE.
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORM SEWER SYSTEM	- REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN.



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**SHAKER FARMS  
PH 1, 2 & 3**

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions

ID	Description	Date
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Project Number: 763884

Scale: AS SHOWN

Drawn By: SCR

Checked By: JEE

Date: JUNE 16, 2025

Issue: FINAL DEVELOPMENT PLAN

Drawing Title:

**BASIN DETAILS**



# SITE DATA

OWNER: MARY L. WERLINE, ETAL  
5764 SHAKER RD.  
FRANKLIN OH 45005

DEVELOPER: FORESTAR (USA) REAL ESTATE INC.  
2221 E. LAMAR BLVD, SUITE 790  
ARLINGTON, TX 76006

PLAN DESIGNER: CESO, INC.  
3601 RIGBY ROAD, STE 300  
MIAMISBURG, OHIO 45342

DEVELOPMENT NAME AND DESCRIPTION:  
SHAKER FARMS PHASE 1-3 IS A LOW DENSITY RESIDENTIAL SUBDIVISION THAT WILL CONSIST OF 106 SINGLE FAMILY HOMES.

SITE ACREAGE:  
26.94 TOTAL ACRES WILL BE DISTURBED BY CONSTRUCTION.

RUNOFF COEFFICIENT:  
PRE-CONSTRUCTION RUNOFF COEFFICIENT, C=0.40  
POST-CONSTRUCTION RUNOFF COEFFICIENT, C=0.50

IMPERVIOUS AREA:  
PRE-CONSTRUCTION - 0 ACRE, 0%  
POST-CONSTRUCTION - 9.43 ACRE, 35.0%

PRIOR LAND USE  
THE SITE WAS PREVIOUSLY OCCUPIED BY A COMBINATION OF DENSE WOODS AND MEADOWS.

SOIL TYPES:

Map unit symbol	Map unit name	Rating	Acres to AD	Percent of AD
01	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
02	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
03	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
04	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
05	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
06	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
07	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
08	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
09	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
10	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
11	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
12	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
13	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
14	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
15	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
16	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
17	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
18	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
19	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
20	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
21	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
22	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
23	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
24	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
25	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
26	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
27	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
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29	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
30	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
31	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
32	Franklin silt loam, 0-10% clay, 15-20% sand, 65-85% silt	2	1.4	5.2%
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ADJACENT AREAS:  
THE SITE IS BOUND BY DEVELOPED SINGLE FAMILY HOMES TO THE WEST, UNDEVELOPED LAND TO THE NORTH, COMMERCIAL BUILDING TO THE EAST, AND THE SITE IS NORTH OF MANCHESTER ROAD AND WEST OF SHAKER ROAD.

STORM WATER MANAGEMENT:  
THE SITE DRAINS TO AN EXISTING UNNAMED TRIBUTARY THAT OUTLETS INTO THE GREAT MIAMI RIVER WEST OF THE SITE.

## SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE, HAZARDOUS WASTE STORAGE AREA, VEHICLE REFUELING AREA, AND CONCRETE WASH PIT.
2. CLEAR & GRUB SITE
3. CONSTRUCT BASINS
4. ROUGH GRADE SITE
5. CONSTRUCT SANITARY, DISTURBING TRENCH AREA ONLY
6. INSTALL STORM & WATER LINE, PLACING INLET PROTECTION AS INLETS ARE CONSTRUCTED
7. GRADE STREETS FIXING INLET PROTECTION AS NEEDED
8. PAVE STREETS
9. FINAL GRADE LOTS
10. SEED & MULCH ALL DISTURBED AREAS
11. REMOVE ALL EROSION CONTROL PRACTICES

## GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

## SWPPP NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)"; ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHCO00005 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, AND PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:  
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.  
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS. PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUALS.
6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:  
WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.  
WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.  
WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:  
SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 S.F.  
MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 90-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.  
FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.
9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5-FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)
11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).
12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.
14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
19. AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
21. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
23. THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.
24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.
25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).
26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:  
1. BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.  
2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.  
3. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

## SWPPP NOTES (CONT.)

27. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.
28. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
29. OPEN BURNING IS NOT PERMITTED ON THE SITE.
30. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
31. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.
32. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
33. SANITARY AND WATER PTI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.
34. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.
35. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
36. INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.
37. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.
38. NON-SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.
39. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.
40. INLET PRO



Specifications  
for  
**Mulching**

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.

2. Mulch shall consist of one of the following:
  - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
  - Hydroseeders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
  - Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.

3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
  - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
  - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
  - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is no contact with waters of the state.
  - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications  
for  
**Small Construction Site Controls**

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.

2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.

3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.

4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
- Inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.

5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.

6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications  
for  
**Temporary Seeding**

Seeding Dates	Species	Lb./1000 ft2	Lb./Acre
March 1 to August 15	Oats	3	128 (4 Bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Creeping Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
August 16th to November	Oats	3	128 (3 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	112 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Creeping Red Fescue	0.4	40
November 1 to Feb. 29	Use mulch only or dormant seeding	6.4	40

Note: Other approved species may be substituted.

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.

2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.

3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.

5. Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cutpacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cutpacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications  
for  
**Temporary Seeding**

Mulching Temporary Seeding

1. Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very fine soil conditions may not need mulch to achieve adequate stabilization.

2. Materials:
  - Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales)
  - Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ ac. or 46 lb./1,000-sq.-ft.
  - Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 ton/ ac.
3. Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
  - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
  - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
  - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates recommended by the manufacturer.
  - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

Specifications  
for  
**Permanent Seeding**

Site Preparation

1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on erip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.

2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.

3. Topsoil shall be applied where needed to establish vegetation.
- From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.

• From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.

• Apply seed uniformly with a cyclone seeder, drill, cutpacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.

• Where feasible, except when a cutpacker type seeder is used, the seedbed should be firmed following seeding operations with a cutpacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

Seedbed Preparation

1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.

2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analysis.

3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings

1. Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.

2. The following methods may be used for "Dormant Seeding":

Straw and Mulch Anchoring Methods

Straw mulch shall be anchored immediately to minimize loss by wind or water.

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.

• Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.

• Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.
- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates specified by the manufacturer.

• Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

Irrigation

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Domestic Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	20-40	1/2-1	
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	Do not seed later than August
Crown Vetch	10-20	1/4-1/2	
Tall Fescue	20-30	1/2-3/4	
Flat Pea	20-25	1/2-3/4	Do not seed later than August
Tall Fescue	20-30	1/2-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	For shaded areas
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	
Creeping Red Fescue		1-1/2	

Note: Other approved seed species may be substituted.

Specifications  
for  
**Additional Construction Site Pollution Controls**

1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:

- Prevent spills

• Use products up

• Follow label directions for disposal

• Remove lids from empty bottles and cans when disposing in trash

• Recycle wastes whenever possible

- Don't pour into waterways, storm drains or onto the ground

• Don't pour down the sink, floor drain or septic tanks

• Don't bury chemicals or containers

• Don't burn chemicals or containers

• Don't mix chemicals together

2. Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.

3. No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.

4. Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.

5. Equipment Fueling and Maintenance, oil changing, etc., shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660

gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.

6. Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.

7. Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.

8. Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.

9. Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, auto parts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.

10. Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.

11. Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.

12. Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.

13. A Permit to Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.



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SHAKER FARMS  
PH 1, 2 & 3  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions

ID	Description	Date
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Project Number: 763884

Scale: AS SHOWN

Drawn By: SCR

Checked By: JEE

Date: JUNE 16, 2025

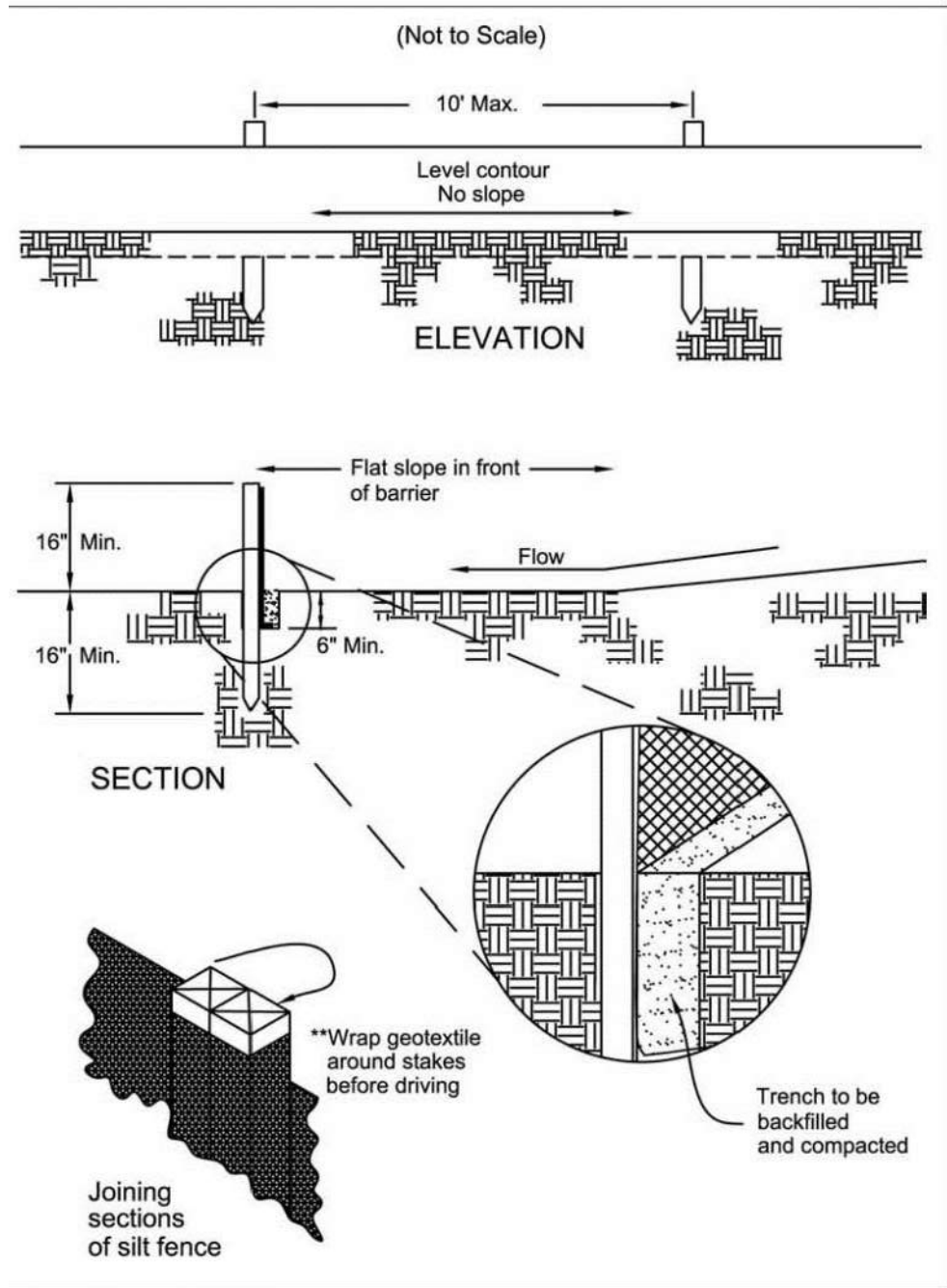
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:

SWPPP DETAILS



Specifications  
for  
**Silt Fence**

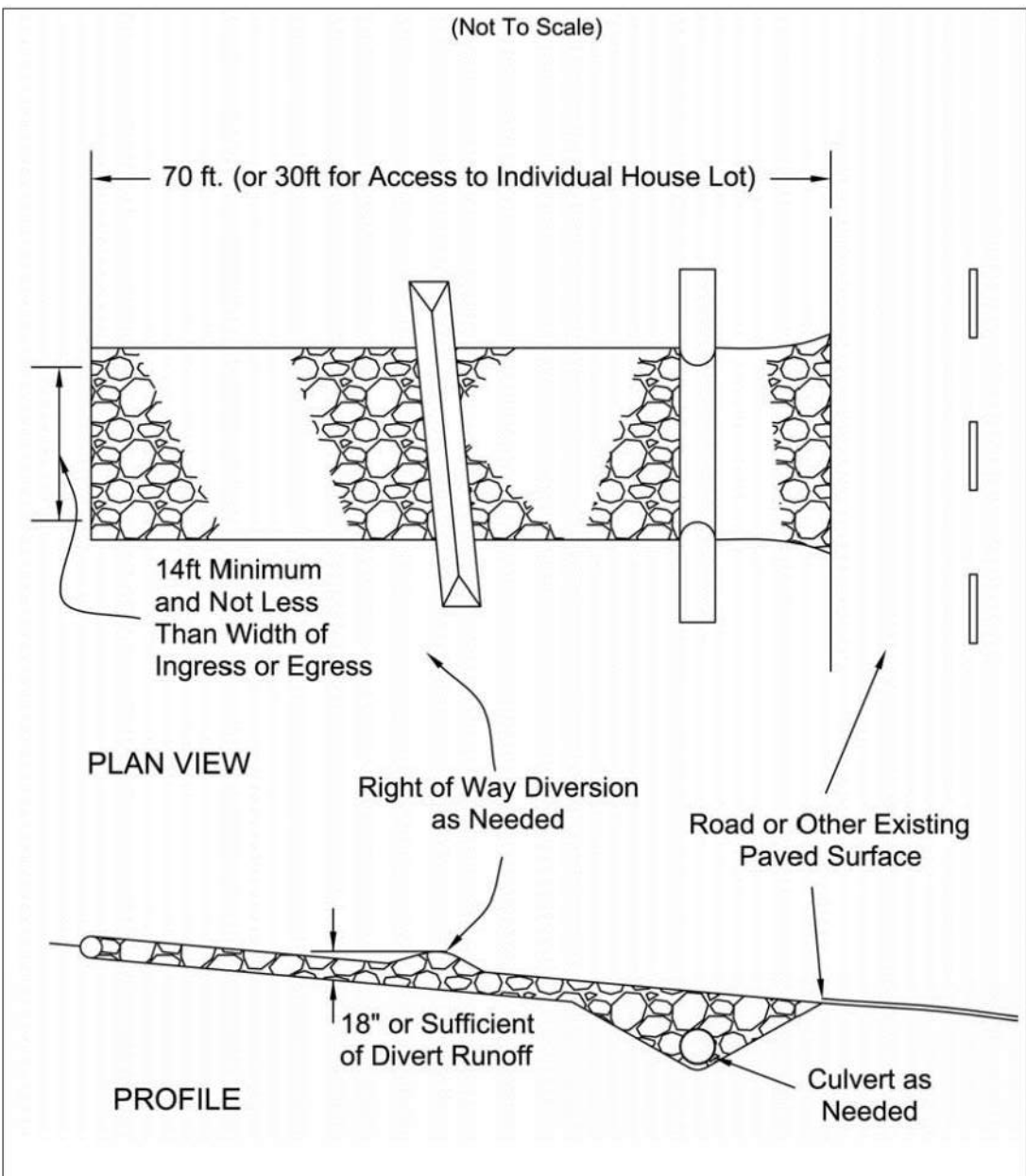


Specifications  
for  
**Silt Fence**

- Silt fence shall be constructed before upslope land disturbance begins.
  - All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
  - Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
  - Silt fence shall be placed on the flattest area available.
  - Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
  - The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
  - The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
  - The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
  - Seams between sections of silt fence shall be applied together only at a support post with a minimum 6-in. overlap prior to driving into the ground. (see details).
  - Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff over-tops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
- Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.
- Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.
- Criteria for silt fence materials
- Fence post –The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
  - Silt fence fabric – See chart below.

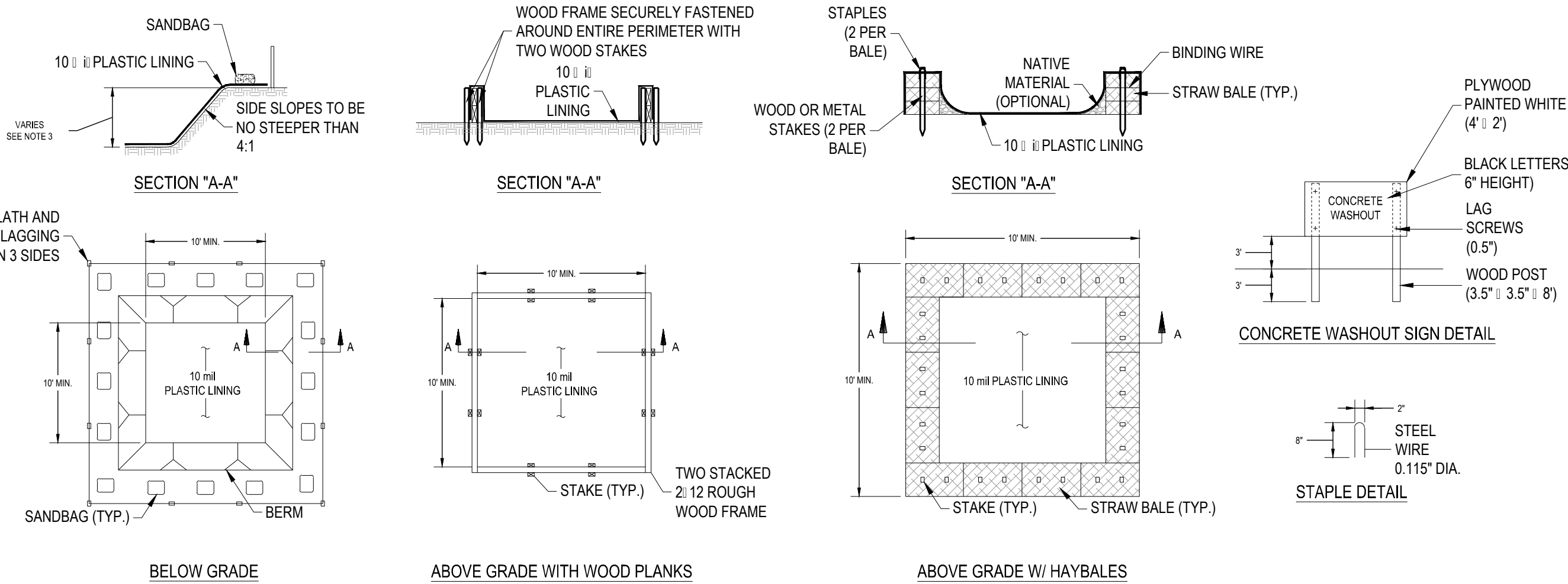
Table 6.3.2 Minimum criteria for Silt Fence Fabric (0007, 2002)		
FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10 <sup>-2</sup> sec. <sup>-1</sup>	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

Specifications  
for  
**Construction Entrance**



- Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
- Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
- Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
- Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
- Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:
- Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
- Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
- Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
- Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
- Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
- Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

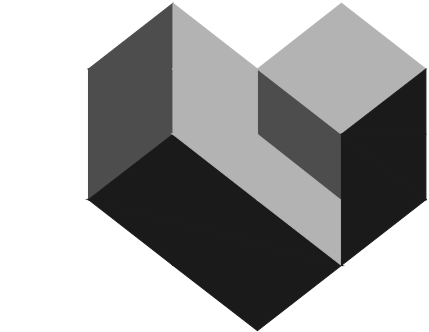
Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	ECS < 0.8 mm
Permittivity	1x10 <sup>-3</sup> cm/sec.



- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
  - THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

**CONCRETE WASHOUT**

NTS



**CESO**  
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FORESTAR

**SHAKER FARMS  
PH 1, 2 & 3**

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions  
ID Description Date

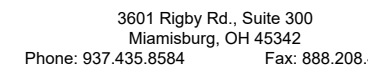
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Drawn By: SCR  
Checked By: JEE  
Date: JUNE 16, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**SWPPP - 34 SWPPP  
DETAILS**





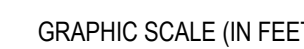


MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

ID	Description	Date
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## LANDSCAPE PLAN

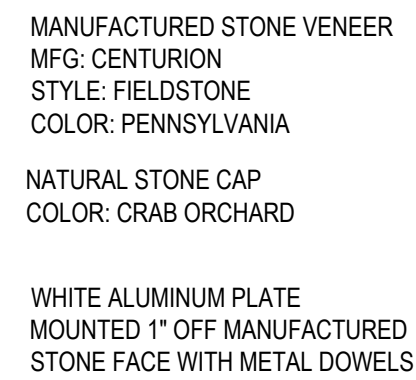
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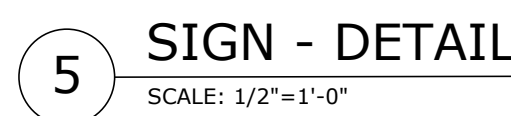




HARDSCAPE SCHEDULE LEGEND AND NOTES:



- 4 MARKER COLUMN - SECTION  
SCALE: 1/2" = 1'-0"



Revisions / Submissions		
ID	Description	Date

763884  
AS SHOWN  
JAL  
JAL  
JUNE 16, 2025  
FINAL DEVELOPMENT PLAN

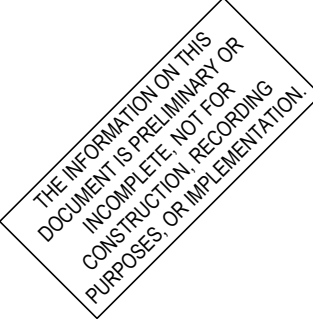
## 37



1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL E-ISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY E-ISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL RE-QUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. RE-ESTABLISH E-ISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH E-ISTING SPECIES.
5. CONTRACTOR SHALL E-AMINE FINISH SURFACE, GRADES, TOPSOIL, UTILITY AND DEPTH. DO NOT START ANY WORK, UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED, VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR TO REPORT ALL DAMAGES TO E-ISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) E-TRANEOUS MATERIAL OR DEBRIS.
9. REMOVE E-ISTING WEEDS FROM PRO-ECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF RE-QUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID. QUANTITIES AS RE-QUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE RE-JECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
13. ONCE PRO-ECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE RE-JECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
15. PRIOR TO MOBILIZATION OF THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION RE-UESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (E-CEPT FOR DEFECTS RESULTING FROM LACK OF ADE-QUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S E-XPENSE.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER E-ISTING OVERHEAD UTILITIES OR GROW E-ISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO AD-JUST TREE LOCATIONS.
17. ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE. SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
18. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
19. ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
20. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWN, AND OTHER PLANTS AS PER THE PRO-ECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
22. REFER TO PRO-ECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL RE-QUIREMENTS.

### SOIL PLANTING MIXTURE (MIX ONSITE)

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MATERIAL AS FOLLOWS:
- A. ONE PART COMPOST/MANURE PLANTING MIXTURE, TOPSOIL OR APPROVED LOCAL
  - B. ONE PART NATIVE SOIL
2. SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL. SOIL WITH REGARD TO: pH, SOIL TYPE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED AT PROPOSED PLANTING MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE, AND REPLACED AT NO COST TO OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



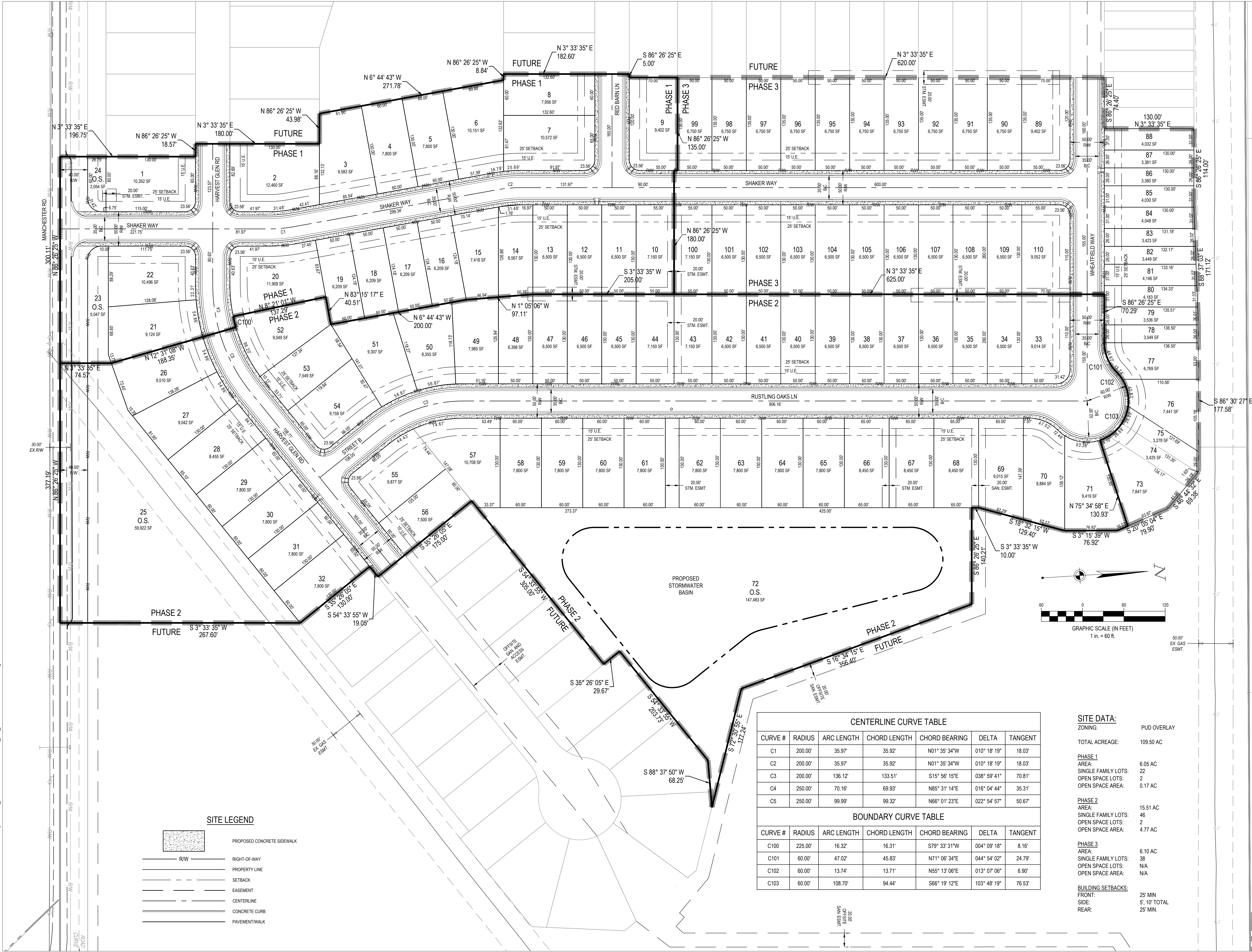
**FORESTAR**  
**SHAKER FARMS**  
**PH 1, 2 & 3**  
MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

763884
AS SHOWN
JAL
JAL
JUNE 16, 2025
FINAL DEVELOPMENT PLAN

## PLANTING DETAILS AND NOTES



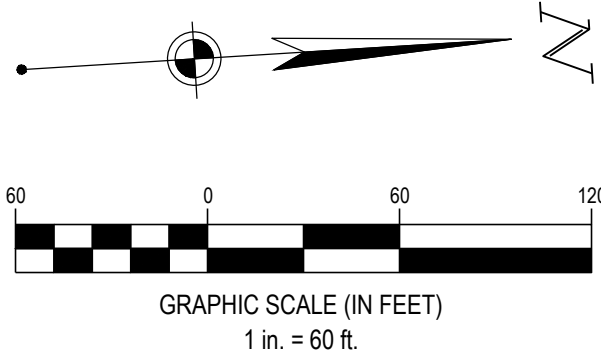


SITE LEGEND	
	PROPOSED CONCRETE SIDEWALK
	R/W
	PROPERTY LINE
	SETBACK
	EASEMENT
	CENTERLINE
	CONCRETE CURB
	PAVEMENT/WALK

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	200.00'	35.97'	35.92'	N01° 35' 34"W	010° 18' 19"	18.03'
C2	200.00'	35.97'	35.92'	N01° 35' 34"W	010° 18' 19"	18.03'
C3	200.00'	136.12'	133.51'	S15° 56' 15"E	038° 59' 41"	70.81'
C4	250.00'	70.16'	69.93'	N85° 31' 14"E	016° 04' 44"	35.31'
C5	250.00'	99.99'	99.32'	N66° 01' 23"E	022° 54' 57"	50.67'

BOUNDARY CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C100	225.00'	16.32'	16.31'	S79° 33' 31"W	004° 09' 18"	8.16'
C101	60.00'	47.02'	45.83'	N71° 06' 34"E	044° 54' 02"	24.79'
C102	60.00'	13.74'	13.71'	N55° 13' 06"E	013° 07' 06"	6.90'
C103	60.00'	108.70'	94.44'	S66° 19' 12"E	103° 48' 19"	76.53'

**SITE DATA:**  
ZONING: PUD OVERLAY  
TOTAL ACREAGE: 109.50 AC  
**PHASE 1**  
AREA: 6.05 AC  
SINGLE FAMILY LOTS: 22  
OPEN SPACE LOTS: 2  
OPEN SPACE AREA: 0.17 AC  
**PHASE 2**  
AREA: 15.51 AC  
SINGLE FAMILY LOTS: 46  
OPEN SPACE LOTS: 2  
OPEN SPACE AREA: 4.77 AC  
**PHASE 3**  
AREA: 6.10 AC  
SINGLE FAMILY LOTS: 38  
OPEN SPACE LOTS: N/A  
OPEN SPACE AREA: N/A  
**BUILDING SETBACKS:**  
FRONT: 25' MIN  
SIDE: 5', 10' TOTAL  
REAR: 25' MIN.



THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY AND IS INCOMPLETE IN ACCORDANCE WITH THE CONSTRUCTION OF THIS DOCUMENT FOR THE PURPOSES OF INFORMATION.

FORESTAR

# SHAKER FARMS PH 1, 2 & 3

MANCHESTER ROAD AND SHAKER ROAD  
FRANKLIN, OH

Revisions / Submissions		
ID	Description	Date

© 2025 CESO, INC.  
Project Number: 763884  
Scale: AS SHOWN  
Drawn By: SCR  
Checked By: JEE  
Date: JUNE 13, 2025  
Issue: FINAL DEVELOPMENT PLAN

Drawing Title:  
**SITE PLAN**  
  
**1**



## PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: July 9, 2025

### PC 25-14

### Final Planned Unit Development Phases 1-3 | Shaker Farms

Property Information: Location: Parcel #0835200001 (5764 Shaker Road)

Current Zoning: R-2 Metropolitan Residential with a Planned Unit Development Overlay

Property Size: 27.66 acres

Proposed Use: 106 single-family dwelling units

Proposed Open Space: 4.94 acres

#### Project Overview:

The applicant, Charles E. Baverman III, Dinsmore & Shohl LLP on behalf of Forestar (USA) Real Estate Group, Inc. is requesting final development plan approval for the first three phases of the Shaker Farms Planned Unit Development located at 5764 Shaker Road within the PUD Overlay District.

The proposed final development plan is the final step in the Planned Unit Development approval process and is designed to build off the preliminary development plan approval by providing a detailed, fully engineered site plan which includes exact lot lines, road alignments, infrastructure details, landscaping, etc. Pursuant to Section 1109.05(g), the final development plan may be submitted either for the entire project or for each construction phase. The applicant is intending to develop the entire subdivision in eight phases, which may be grouped. Each phase of the final development plan will need to be reviewed by the Planning Commission and recommended to City Council for final approval.

**Comments:**

Overall: The submitted final development plan includes the first three phases in the overall development of the site. The proposed development that will occur in each individual phase is included below.

**Phase 1:** Phase 1 is proposed to develop the first portion of the subdivision which will occur along Manchester Road to the south of the site along the newly created Shaker Way. In this phase, 22 single-family lots (11 60-foot lots and 11 50-foot lots) are proposed along with two open space lots encompassing 6.05 acres (0.17 acres are reserved for open space). Entry marker columns are proposed on each side of the entrance of the development from Manchester Road which are four feet in height and consist of manufactured stone veneer.

**Phase 2:** Phase 2 is proposed to develop to the east of Phase 1, connected by Harvest Glen Road. In this phase, 46 single-family lots (27 60-foot lots and 19 50-foot lots) are proposed along with two open space lots encompassing 15.51 acres (4.77 acres are reserved for open space). In this phase, one of the two storm water ponds will be developed to the east of the single-family lots.

**Phase 3:** Phase 3 is proposed to develop to the north of Phase 1 and to the west of Phase 2 along Shaker Way and Wheatfield Way. In this phase, 38 single-family lots (22 50-foot lots and 16 16-foot lots) are proposed encompassing 6.10 acres.

Conformance to Preliminary Development Plan: The final development plan substantially conforms to the approved preliminary development plan. Minor modifications were made, which augmented the number of lots and the total open space/parks dedication. The number of proposed lots has decreased from 284 to 282, while the proposed open space has decreased from 31.01 acres to 20.47 acres. However, the proposed parkland dedication area has increased from 15.09 acres to 25.81 acres, and there is an increase in the total amount of open space and parkland dedication area from 46.1 acres to 46.28 acres.

Building Setbacks: The proposed building setbacks are consistent with the approved preliminary development plan. The front yard setback is proposed to be 25 feet, the side yard setbacks are proposed to be five feet each side (10 feet total), and the rear yard setback is proposed to be 25 feet.

Landscaping/Buffering: Landscaping in this phase is proposed in the form of 128 street trees that will be placed regularly along the roadways. Out of the 128 trees, 57 are 'Rotundiloba', 54 are 'Wildfire Tupelo', and 17 are 'Bald Cypress.' All street trees are proposed to be 2.5" caliper in size with a minimum height of 10-12 feet.

Additionally, to protect the privacy and quality of life for future residents, staff recommends that the applicant provide landscaping with or without fencing along Manchester Road to buffer the rear yards of homes on Harvest Glen Boulevard from the roadway. This screening will reduce visual and noise impacts from traffic and create a more attractive and cohesive streetscape.



Architectural Materials and Design: The applicant has provided a copy of the “Declaration of Covenants, Conditions, and Restrictions of Shaker Farms”. This document sets forth minimum requirements applicable to future lot owners of this subdivision (and is enforced by the HOA and not the City). Staff recommends that the applicant add language to the covenants that establishes the following:

1. **Building Design and Architectural Standards.** These standards may address elements such as building mass and scale, façade articulation, window and door placement, and garage orientation to ensure visually balanced and well-proportioned homes.
2. **Building Material Standards.** Guidelines would specify approved and prohibited exterior materials, establish acceptable color palettes, and may include minimum requirements for the use of high-quality materials (e.g., a minimum percentage of brick or stone on front facades).
3. **Monotony Standards.** To promote architectural diversity and visual interest, these standards would require variation in home design, materials, and colors to avoid repetitive or identical elevations within close proximity.

Final Development Plan General Standards for Approval:

The Planning Commission and Council shall apply the following standards in reviewing a PUD application and Development Plans:

1. Whether the application and plan indicate that the physical development of the PUD will commence within nine (9) months following the approval, and that the development will be carried out according to a reasonable construction schedule satisfactory to the City;  
**It is anticipated that the physical development of Phases 1-3 will commence within nine months of approval.**
2. Whether the proposed PUD is consistent in all respects with the purpose and intent of this section;  
**The proposed PUD is consistent with the purpose and intent of Section 1109.05.**
3. Whether the proposed PUD is in conformity with the Comprehensive Plan or any adopted component thereof, and that the development would not be contrary to the general welfare and economic prosperity of the community;  
**The proposed PUD is in conformity with the Reinvent Franklin 2040 Comprehensive Plan which intends for the property to be used for single-family residential housing. The development is not contrary to the general welfare and economic prosperity of the community.**

4. Whether the proposed development shall be provided with adequate drainage facilities for surface and storm water flow;  
**The proposed development shall be provided with adequate drainage facilities for surface and stormwater flow.**
5. Whether the proposed development will be accessible from public roads that are adequate to carry the traffic generated by the proposed development;  
**The proposed development will be accessible from public roads that are adequate to carry the traffic generated by the proposed development.**
6. Whether there will be an undue constraint or burden imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development;  
**The proposed development will not be an undue constraint or burden imposed on public services and facilities.**
7. Whether the streets and driveways on the site of the proposed development will be adequate to serve the residents of the proposed development and will meet the minimum standards of all applicable ordinances or administrative regulations of the City;  
**The street and driveways on the site of the proposed development are adequate to serve the residents and meet the minimum standards of the City.**
8. Whether centralized water and sewer facilities will be provided; and  
**The proposed development will provide centralized water and sewer facilities.**
9. Whether the use of the land surrounding the proposed development can be planned in coordination with the proposed development.  
**The use of land surrounding the proposed development can be planned in coordination with the proposed development.**

Residential PUD Overlay District Specific Standards for Approval:

The Planning Commission shall find the following in recommending approval of a Residential PUD, and Council shall find the following in approving a Residential PUD:

1. Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation and open space, and coordination with overall plans for the community;



**The proposed development will create an attractive residential environment in relation with the overall plans for the community.**

2. Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities;  
**Provisions have been made for the installation of adequate public facilities.**
3. Adequate, continuing fire and police protection is available;  
**Adequate fire and police protection is available.**
4. The population composition of the PUD will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities; and  
**The composition of the PUD will not have an adverse effect upon the community's capacity to provide needed school or other municipal services.**
5. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance, by dedication to the public, or payment in lieu of dedication, in accordance with section 1111.04.  
**Adequate guarantees have been provided.**

**Considerations:**

Should the Planning Commission recommend approval of the Final Development Plan for Phases 1-3 of the Shaker Farms PUD, staff recommends the following conditions be considered:

1. Revise the landscape plan to address screening and buffering along Manchester Road, to be reviewed and approved by staff.
  2. Revise the "Declaration of Covenants, Conditions, and Restrictions of Shaker Farms" to address building design and architectural standards, building material standards, and monotony standards – to be reviewed and approved by staff.
-

## **EXHIBIT D**

### **Development Program**

#### **Proposed Location and Elements of the Development**

The Property, upon approval of City Council, will be added to the District. The Property when developed will be situated on approximately 107.403 acres generally located within the City of Franklin, Warren County, Ohio and generally situated at 5764 Shaker Road. The development will include the construction of a single-family residential development project, together with necessary appurtenances related thereto, and will comply with the City of Franklin, Ohio Zoning Resolution requirements with respect to properties zoned Metropolitan Residential, as modified by the PUD and Preliminary Plan Submission and the Final Development Plan.

#### **Community Facilities**

The community facilities (the “Community Facilities”) in support of the Property include, but are not limited to, those Community Facilities approved by the Council in “Exhibit D” of the Petition. In addition, the Community Facilities in support of the Additional Property (Shaker Farms Development Site) include the Shaker Farms Community Facilities (defined below).

The Option Holder will act as the initial lot developer of the Additional Property (Shaker Farms Development Site) by installing certain public infrastructure in anticipation of transferring the Additional Property (Shaker Farms Development Site) or portions thereof, from time to time, to one or more home building companies (the “Site Preparation Project”).

The Option Holder, on behalf of the Developer, intends to construct certain Community Facilities related to improvements generally consisting of acquiring and constructing the infrastructure in support of the Site Preparation Project (together, the “Shaker Farms Community Facilities”).

#### **Plan of Finance**

The community development charge revenues generated from the Property will be used to pay a portion of certain costs of the Community Facilities, the Shaker Farms Community Facilities and any other costs of the Authority.

Exhibit F of the Original Petition (as amended by City Resolution 24-45 adopted by the City on July 29, 2024) contains the Plan of Finance for the Property.



## **EXHIBIT E**

The Area Development Pattern and Demand, Location and Proposed District Size, Present and Future Socio-Economic Conditions, Public Services Provision, Financial Plan, and Developer's Management Capability are substantially unchanged from the information contained in the Original Petition.

The Location and Proposed District Size and the Financial Plan will be supplemented with the following updates:

### **Location and Proposed District Size**

As to the District's size, the Additional Property (Shaker Farms Development Site) is located entirely within the City and consists of approximately 107.403 acres, which will increase the total District size to approximately 120.893 acres. An updated map of the District, as modified by this Application, is attached as Attachment 1.

### **Financial Plan**

The City will utilize debt and equity, intergovernmental contracts, and development agreements to cause the construction of the Community Facilities, the Shaker Farms Community Facilities, and the costs of the Authority.

The Additional Property (Shaker Farms Development Site) will be subject to an Abatement Replacement Charge and an Additional Charge equal to five (5) mills as provided in the Petition (as amended by this Application).

## **EXHIBIT F**

### **Information about the Developer and Option Holder**

#### **Developer's Management Capabilities**

See City audit on file with Clerk.

#### **Forestar (USA) Real Estate Group Inc. Management Capabilities:**

Forestar (USA) Real Estate Group Inc. ("Forestar") is one of the nation's leading residential lot developers with operations in 65 markets and 24 states. Forestar conducts a wide range of project planning and management activities related to the entitlement, acquisition, community development and sale of residential lots. Forestar is primarily focused on developing single-family residential communities for entry-level, first-time and first-time move-up homebuyers, the largest segments of the new home market.

Based in Arlington, Texas, Forestar delivered more than 14,300 residential lots during the twelve-month period ended March 31, 2025. Forestar is a majority-owned subsidiary of D.R. Horton, the largest homebuilder by volume in the United States since 2002.



## **EXHIBIT G**

### **PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE ADDITIONAL PROPERTY**

ECS Midwest, LLC (“ECS”) performed that certain Phase I Environmental Site Assessment on behalf of Forestar Group, Inc. (“Forestar”), the results of which are contained in that certain Report of Findings, Shaker Farms, 5764 Shaker Road, Franklin, Warren County, Ohio 45005, ECS Project No. 53:5693, dated August 28, 2025 (the “Phase I Assessment”). Forestar has provided the Franklin New Community Authority (the “NCA”) with a copy of the Phase I Assessment, and the NCA has reviewed the findings of the Phase I Assessment.